

06) 9 8 20 71 1001

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN: JOE Q. COX

Greenville County, S. C., hereinafter called the Mortgagor, send (s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto AIKEN LOAN & SECURITY COMPANY,

organized and existing under the laws of South Carolina, a corporation hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirteen Thousand Five Hundred Dollars (\$ 13,500.00), with interest from date at the rate of five & one-half per centum (5 1/2 %) per annum until paid, said principal and interest being payable at the office of Aiken Loan & Security Company in Florence, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Seventy-six and 68/100 ----- Dollars (\$ 76.68), commencing on the first day of December, 1961, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of November, 1991.

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that lot of land in the county of Greenville, state of South Carolina, being known and designated as Lot No. 2 and a portion of Lot No. 1, Block A, on plat of Brookforest subdivision recorded in plat book BB pages 40 and 41, of the RMC Office for Greenville County, S. C., and having according to a recent survey made by C. C. Jones, Engineer, September, 1961 the following metes and bounds, to-wit:

Beginning at an iron pin on the westerly side of Augusta Road, the front joint corner of Lots 2 and 3; thence with the western side of Augusta Road N. 18-00 W. 70 feet to an iron pin; thence continuing N. 23-37 W. 30 feet to an iron pin; thence with a new line through Lot No. 1, S. 68-52 W. 151.4 feet to an iron pin; thence S. 21-18 E. 80 feet to an iron pin corner of Lot No. 3; thence with the line of said lot N. 76-29 E. 150 feet to the beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the