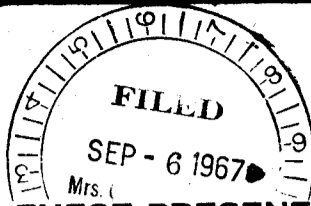


The State of South Carolina,
COUNTY OF Greenville



BOOK 1068 PAGE 398

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, William F. McDonald and Velma W. McDonald

HEREINAFTER CALLED THE MORTGAGOR, IN THE STATE AFORESAID, SEND GREETINGS:

WHEREAS, the Mortgagor in and by a certain note or notes, or obligation, bearing date the day of the date of these Presents, stand firmly held and bound to pay unto **Cox Finance Company**

hereinafter called the Mortgagee, in the said State, the sum of
One Thousand three hundred forty-four and no/100 (\$1,344.00). Dollars

Twenty-four (24) months after date (without grace), with interest thereon after maturity at the rate of per cent, per annum, payable annually until paid; and the said mortgagor hereby agrees to pay all taxes or assessments, State, County and Municipal—as levied, assessed or charged against the property hereby mortgaged, as soon as the same shall become due and payable, or to repay on demand to said Mortgagee any or all such taxes, assessments, costs or penalties that may be paid by the said mortgagee whilst said note remains unpaid. (The said Mortgagee is hereby authorized to pay such, if the same be not paid when due by the Mortgagor, his Heirs, Executors or Administrators; it being distinctly understood and agreed that default in the payment of the principal, and interest, and taxes, and costs, and penalties, aforesaid, or of either, shall be a breach of the condition of said note or notes and of this mortgage.)

And it is further agreed that in case this mortgage be foreclosed, or be put into the hands of an Attorney for collection or foreclosure, a commission of ten per cent upon the amount due shall be added to cover Attorney's fees for collecting the same, which is hereby secured by the mortgage; and this mortgage shall also secure and cover any and all extensions or renewals of the said note or notes or obligation, whether represented by the original note or notes or by a new note or notes, so long as the indebtedness secured by this mortgage, or any part thereof, may remain unpaid in full. And this mortgage shall also secure any other indebtedness that I may now or hereafter be due or may owe the said Mortgagee, as maker, endorser or otherwise, and any indebtedness owed by me, as original obligor, endorser or otherwise, and acquired by said Mortgagee.

NOW KNOW ALL MEN, that the Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the Mortgagee, according to the condition of the said note, and also in consideration of the further sum of Three Dollars 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, have granted, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, near the City of Greenville, in the county of Greenville, State of South Carolina, on the south side of Rogers Avenue, and according to a plat of the property of the grantors by Dalton & Neves, dated January, 1958, having the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Rogers Avenue, said iron pin being 100 feet in an easterly direction from the southeast corner of Rogers Avenue and North Parkins or Tindal Road, and running thence S. 9-21 E. 148.7 feet to an iron pin; thence N. 83-55 E. 93.5 feet to an iron pin; thence N. 5-50 W. 148 feet to an iron pin on the south side of Rogers Avenue; thence with the south side of said Rogers Avenue, S. 83-55 W. 79.3 feet to an iron pin, the point of beginning, being the same property conveyed to the grantors herein by deed of Marie B. McKinney dated January 31, 1958 and recorded in the R. M. C. Office for Greenville County in Deed Book 592, page 107.

As a part of the consideration for this conveyance, the grantees herein expressly assume and agree to pay the balance due on that certain mortgage executed by the grantors herein to Marie B. McKinney in the original amount of \$7,200.00 dated February 1, 1958 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 737, page 77, on which there is a present balance due of \$6,903.95. Said lot being conveyed to William F. McDonald and Velma W. McDonald by Bannister W. Bowen and Ruby Phillips Bowen, by deed dated April 23, 1959, and recorded in the R. M. C. Office for Greenville County in Deed Book 622, page 219.

FOR SATISFACTION TO THE MORTGAGEE SEE
SATISFACTION BOOK 55 PAGE 104

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