

STATE OF SOUTH CAROLINA }
COUNTY OF }

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE

BOOK 1132 PAGE 657

JUL 31 11 44 AM '69
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Leroy W. Zercher

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. E. Cox

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Six hundred Fifty & No/100 - --

Dollars (\$ 650.00) due and payable

\$15.00 on the 30th day of August 1969 and a like amount of \$15.00 on the 30th day of each successive month thereafter until paid in full; payments to be first to interest and balance to principal.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: MONTHLY

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being shown as Lot #48 on a plat of Snamrook Acres, recorded in the office of RMC for Greenville County in Plat Book YY at Page 43, and being more particularly describe according to survey made by C.C. Jones, August 14, 1963 as follows:

BEGINNING at an iron pin on the Northwest side of Kingwood Drive, at the corner of lot 49, and running thence with the line of lot 48, N. 55-00 W. 161.45 feet to iron pin; thence N. 34-55 E. 85 feet to an iron pin in line of lot #47; thence with line of lot #47, S. 55-00 E. 161.60 feet to an iron pin on Kingwood Drive, S. 35-00 W. 85 feet to the point of beginning.

Together with all and singular rights, members, hardiments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber, the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.