

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE  
COUNTY OF Greenville

FILED  
JUN 6 10 41 AM '79  
DONNIE S. TANKERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Tweedie B. Cox and Winston S. Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Seventeen Thousand, Eight Hundred Seventy-Six & 88/100 Dollars (\$ 17,876.88 ) due and payable in 84 monthly installments of \$212.82 per month commencing July 8, 1979 and continuing at the rate of \$212.82 per month until paid in full

with interest thereon from date at the rate of 12.15 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 in Saluda Township and containing 13.9 ACRES more or less, as shown on plat entitled Plat of Property of Tweedie B. Cox made by Terry T. Dill on June 6, 1979 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at approximately the center of Cool Springs Road and running thence along line of property of Alvin Johnson the following courses and distances: S. 89-02 E. 631 feet to an o.i.p.; thence N. 50-00 E. 344 feet to stone and i.p.; thence S. 45-29 W. 129 feet; S. 01-48 E. 100 feet; S. 06-57 E. 68.5 feet; S. 39-24 W. 260 feet; S. 25-33 W. 114.7 feet; S. 18-44 W. 109.7 feet; S. 16-49 E. 102 feet; S. 27-18 E. 107 feet to approximately the center of S. C. Highway 414; running thence along said Highway S. 52-27 W. 293 feet to iron pin at the intersection of S. C. Highway 414 and Cool Springs Road; running thence along the approximately center of Cool Springs Road the following courses and distances: N. 13-13 W. 120 feet; N. 03-15 W. 200 feet; N. 01-13 E. 120 feet; N. 04-56 E. 200 feet; N. 06-18 E. 360 feet; N. 03-14 W. 50 feet; N. 22-44 W. 50 feet; N. 34-57 W. 70 feet; N. 38-30 W. 387 feet to the beginning corner.

This being a portion of the property conveyed to William Robert Cox by deed recorded in Deed Book P, at page 172. The said William Robert Cox died testate in Greenville County on June 14, 1977 and the above described property is a portion of the property inherited by Tweedie B. Cox as Life Tenant and the remainder to Winston S. Cox as shown by the records of the Probate Court in APT. 1473 FILE 10

REC'D 678 NP 1469

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
JUN 10 1979  
1469

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

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