

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 922 PAGE 457

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS Andrew G. Cox and Elizabeth S. Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville

(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 Eight Thousand & NO/100-----

Dollars (\$8,000.00) due and payable

with interest thereon from date at the rate of 6% per centum per annum, to be paid at the rate of \$88.62 per month, first moneys applied to the payment of interest.

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:

All that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, located on the southwest side of Dalewood Drive, north of the Town of Simpsonville, being known and designated as Lot No. 68 on a plat of property of D. L. Bramlett in subdivision known as Dalewood Heights, plat thereof made by C. C. Riddle, Surveyor, in February 1953 and recorded in Plat Book QQ at page 135 and being more fully described as follows:

BEGINNING at an iron pin on the southwest side of Dalewood Drive at corner of Lot No. 67, and running thence along line of Lot No. 67 S. 41-00 W. 248.5 feet to an iron pin on King Line; thence along King Line S. 51-15 E. 100 feet to iron pin at corner of Lot No. 69; thence along line of Lot No. 69 N. 41-00 E. 244.5 feet to iron pin on Dalewood Drive; thence along Dalewood Drive N. 49-00 W. 100 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, 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.