

FILED
STATE OF SOUTH CAROLINA GREENVILLE, CO. S. C.
COUNTY OF GREENVILLE
3 25 PM '75
ROBERT S. TANKERSLEY
CLERK

MORTGAGE OF REAL ESTATE
BOOK 1351 PAGE 193

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Lloyd Franklin Cox,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jack H. McCauley

(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

Five Thousand and No/100 ===== Dollars (\$ =5,000.00=) due and payable
in successive equal instalment of Fifty (\$50.00) Dollars each, including interest, first instalment due and payable on the 8th day of November, 1975, and a like instalment on the same day of each succeeding month thereafter until both principal and interest are paid in full, with right to anticipate payment of unpaid balance after five years from date hereof,
with interest thereon from date at the rate of six per centum per annum, to be paid: monthly

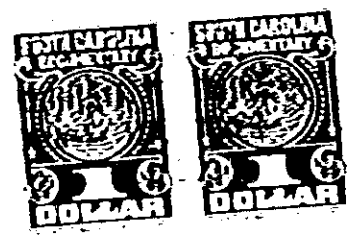
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, on the northeast side of Hammett Street, beginning at a point on Hammett Street 185 feet from Talley Street, and running thence N. 21-30 E. 182.2 feet to a point on the southwest side of a 15 foot alley; thence with said alley N. 68-30 W. 65.2 feet to a point; thence S. 21-30 W. 182.2 feet to a point on the northeast side of Hammett Street; thence with the northeast side of Hammett Street S. 68-30 E. 65.2 feet to the beginning corner.

The above described property is the same that was this day conveyed to me by the mortgagee herein, and this mortgage is given to secure the purchase price thereof.

The Lien of this mortgage is secondary to the lien of that certain mortgage given by the mortgagee herein to R. E. Dill on October 8, 1975, securing his note for \$7,000.00, and covering the above described lot and other property.



5 2.00

Together with all and singular rights, members, herditaments, 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 who may lawfully claim the same or any part thereof.

RECORDED

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