

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

JUN 21 1 47 PM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1370 PAGE 821

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, J. B. Cox, Jr. & Margaret E. Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto A. A. Meng

(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

-----Six Hundred Fifty & No/100----- Dollars (\$ 650.00) due and payable

at the rate of Twenty-Five & No/100 (\$25.00) Dollars per month, with the first payment due on July 15th, 1976, and each consecutive month thereafter, until said in full,

with interest thereon from date at the rate of six (6) per centum per annum, to be paid:

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, being known and designated as Lot No. 50 on Plat of Avalon Estates, recorded in the RMC Office for Greenville County, in Plat Book S, at Page 89, and having, according to said Plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern side of Crestview Drive at the joint front corner of Lot Nos. 49 and 50 and running thence with the joint line of said lots N. 72-18 E. 162.4 feet to an iron pin; thence with the joint rear line of Lot 50 and that of Lots Nos. 90 and 91, S. 3-44 E. 75 ft. to an iron pin; thence with the joint side line of lots 50 and 51, S. 77-39 W. 155.8 feet to an iron pin on Crestview Drive; thence with the eastern side of Crestview Drive, N. 14-46 W. 60 feet to the point of beginning.

This conveyance is subject to the covenants, conditions and restrictions recorded in the RMC Office for Greenville County in Vol. 495, at Page 523.

The above described property is the same conveyed to A. A. Meng and Iree Meng by Deed of M. W. Pore, recorded in the RMC Office for County & State aforesaid in Book 500, Page 326.



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 whomsoever lawfully claiming the same or any part thereof.

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