STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTCAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Winston Sherman Cox and Tweedie Mae B. Cox

thereinafter referred to as Mortgagor) is well and truly indebted unto Nancy B. Mann

----- Dollars (\$ 26,000.00 ) due and payable

in full on or before June 1, 1984, with no interest.

**MATERIAL PROPERTY OF A PROPER** 

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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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, the Mortgagoe's heirs, 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 certain piece, parcel cr tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the western side of Cool Springs Road (Cool Springs Church Road) and being shown as a tract containing 15 acres on a plat of the Property of Tweedie B. Cox dated July 15, 1980 prepared by Terry T. Dill, Surveyor, recorded in the RMC Office for Greenville County in Plat Book 8-C at Page 86 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

ALSO: ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the eastern side of Cool Springs Church Road and being shown as a tract containing 13.9 acres, more or less, on a plat of the property by Terry T. Dill, dated June 6, 1979, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point near the intersection of Cool Springs Church Road and South Carolina Highway 414 and running thence with Cool Springs Church 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, and N.38-30 E. 387 feet to a point; thence S.89-02 E. 631 feet to an iron pin; thence N.50-00 E. 344 feet to a stone and iron pin; thence S.04-42 W. 263 feet to a stone and iron pin; thence N.84-14 E. 139 feet to a persimmon tree on or near a creek; thence with said creek, the following courses and distances: S.32-15 W. 345 feet, S.36-20 W. 103 feet, S.45-29 W. 128 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, and S.27-18 E. 107.7 feet to a point near the center of S. C. Highway 414; thence S.52-27 W. 293 feet to the point of beginning.

LESS, HOWEVER, a 5.07 acre tract as shown on plat recorded in the RMC Office for Greenville County in Plat Book 9-E at Page 44 previously deeded to John B. McCord by deed recorded in the RMC Office for Greenville County in Deed Book 1172 at Page 250 on August 16, 1982.

THIS is a portion of the property devised to the Mortgagors who are the sole beneficiaries and heirs at law of William Robert Cox who died testate on June 14, 1977 and reference is made to his estate on file in the Probate Court for Greenville County in Apartment 1473, File 10. Edsel Robert Cox, referred to in the aforementioned Will died intestate on May 19, 1980 leaving as his sole heirs at law the Mortgagors herein.

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 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.

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The Mortgagor covenants that is 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part; thereof.

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