

THE STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

To All Whom These Presents May Concern:

I, James William Cox

SEND GREETING:

Whereas, I, the said James William Cox

in and by a certain promissory note in writing, of even date with these Presents, am well and truly indebted to Farmers Bank of Simpsonville

in the full and just sum of Two Hundred Fifty and No/100 -- Dollars

to be paid \$25.00 per month for 10 consecutive months with the first payment to be made one month after the signing of this instrument.

with interest thereon from date

at the rate of 6 per centum per annum, to be computed and paid in advance

until paid in full: all interest not paid when due to bear

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said mortgagor

in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said

mortgagee

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said mortgagor

in hand well and truly paid by the said mortgagee

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained,

sold and released, and by these Presents do grant, bargain, sell and release unto the said

Farmers Bank of Simpsonville, its successors or assigns:- All that certain piece, parcel or lot of land, lying and being in Austin Township, Greenville County, State of South Carolina, located on the south side of Trade Street in the Town of Simpsonville, adjoining lands of W. C. Jennings, Mrs. Florence B. Cox and others, and having the following metes and bounds, to-wit:

BEGINNING at a point on southern edge of Trade Street, joint corner with lands of W. C. Jennings, and running thence with Jennings line S. 2 1/4 E. 68 ft. to an iron pin; thence along line of Mrs. Florence B. Cox N. 70 1/2 E. 86 ft. to an iron pin; Thence N. 19 1/2 W. 66 ft. to an iron pin; thence along Trade Street S. 70 1/2 W. 66 ft. to the beginning corner, and being the same lot conveyed to James William Cox by Mrs. Florence Cox, Mae Cox and Nancy Ann Cox by deed dated Feb. 4, 1950, recorded in the Greenville County R. M. C. Office in Vol. 441, page 482.