

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Roy Cox and Sybil H. Cox - - - - SEND GREETING:

WHEREAS, we the said Roy Cox and Sybil H. Cox

in and by our certain promissory note in writing of even date with these Presents, are well

and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Five Hundred & no/100 - - - - (\$ 500.00) Dollars,

with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to

bear interest at the same rate, to be repaid in installments of

Eight & no/100 - - - - (\$ 8.00) dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said Roy Cox & Sybil H. Cox

, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor— in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Grove Township, containing seven and twelve one-hundredths (7.12) acres, more or less, and having the following courses and distances, to wit:-

BEGINNING at corner of Henry Thompson's and Ralph Turner's line, thence N $16\frac{1}{4}$ E 2 chains 82 links to an iron pin, thence N 67 W 3 chains 16 links to iron pin; thence S 17 W 6 chains and 16 links to iron pin; thence S $81\frac{3}{4}$ E 3 chains and 78 links to iron pin; thence S $5\frac{3}{4}$ E. 3 chains and 24 links to stake at branch; thence S $67\frac{1}{2}$ E 3 chains and 71 links along branch; thence N 65 E one chain and 94 links to iron pin; thence N $52\frac{1}{2}$ E 2 chains 70 links to iron pin; thence N 31-E one chain, no links to iron pin; thence N $22\frac{1}{4}$ E. one chain and 46 links to iron pin; thence N 61-E. one chain and 60 links to iron pin cornering at mouth of branch; thence along N 88 W. 9 chains and 95 links to beginning corner.

This is the same piece of land conveyed to H. O. Thompson by deed by Clarence B. Thompson, said deed of record in R. M. C. Office in Vol. 462, page 447., Greenville County, S.C; reference thereto will furnish full details.

This is the same property conveyed to me by H.O. Thompson by deed dated September 26, 1952, recorded in R. M. C. Office for Greenville County in Vol. 463, page 487.

ALSO, two (2) acres, more or less, Grove Township, Greenville County, just south of Piedmont, S. C. near Highway No. 29, and having the following metes and bounds:-

BEGINNING at iron pin corner of H. F. Thompson's line on dirt road thence N 17 E. 2.64 chains to a stake, thence S 75 E 4.72 chains to a stake; thence N 58 W 1.11 chains to a pin, thence N $48\frac{1}{2}$ W 1.25 chains to a pin, thence N 36 W 1.25 chains to pin, thence N $50\frac{1}{2}$ W 1.00 chains to beginning corner.

This is the same property conveyed to me by J. B. Patterson by deed dated December 4th, 1953, to be recorded in R. M.C. Office for Greenville County.