



State of South Carolina }

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

We, John R. Cox and Bobbie Sue Cox, of Greenville County, SEND GREETINGS:

WHEREAS, we the said John R. Cox and Bobbie Sue Cox

in and by our certain promissory note, in writing, of even date with these presents are well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Four Thousand, Five Hundred and No/100 - - - - (\$ 4,500.00 )

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Forty-Five and No/100 - - - - - (\$ 45.00 ) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That we , the said John R. Cox and Bobbie Sue Cox

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to us ,

the said John R. Cox and Bobbie Sue Cox in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Austin Township, on the southern side of the Bennett Bridge Road, containing 2 acres, and having, according to a plat of the property of the mortgagors prepared May 12, 1954, by Pickell & Pickell, Engineers, the following metes and bounds, to-wit:

"BEGINNING at a nail and cap in the center of the Bennett Bridge Road, corner of Fowler property, which point is witnessed by an iron pin on the southern side of the Bennett Bridge Road 20 feet on line, and running thence along the center of the Bennett Bridge Road, N. 76-30 E. 165 feet to a nail and cap in the center of said road; thence along the line of other property belonging to W. R. Cox and Mrs. N. L. Cox (also known as Lucile S. Cox), S. 25-00 E. 528 feet to an iron pin; thence continuing along the line of other property belonging to W. R. Cox and Mrs. N. L. Cox, S. 76-30 W. 165 feet to an iron pin on the line of Fowler property; thence along the line of that property, N. 25-00 W. 528 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same property conveyed to us by W. R. Cox and Mrs. N. L. Cox (also known as Lucile S. Cox) by deed of even date herewith, not yet recorded."