

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James L. Cox and Alma S. Cox (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Frank Ulmer Lumber Co., a Corp. and John L. Arrowood (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

TWO THOUSAND NINE HUNDRED SIXTY FOUR AND NO/100--- DOLLARS (\$ 2,964.00), with interest thereon from date at the rate of six per centum per annum, said principal and interest to be repaid:

PAYABLE: In monthly installments of \$25.00 each on the 25th day of each month hereafter, said payments to be applied first to interest and then to principal, until paid in full, with interest thereon from date, at the rate of six per cent, per annum, to be computed and paid monthly, until paid in full.

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, on the Northern side of Crestmore Drive, near the City of Greenville, being known and designated as Lot No. 46 as shown on a plat of Grand View, prepared by Woodward Engineering Co., dated March, 1957, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book KK at page 93, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Crestmore Drive at the joint front corner of Lots Nos. 45 and 46, and running thence with the line of Lot No. 45, N. 15-43 W. 160 feet to an iron pin in the subdivision property line; thence with the subdivision property line N. 74-17 E. 60 feet to an iron pin at the joint rear corner of Lots Nos. 46 and 47; thence with the line of Lot No. 47, S. 15-43 E. 160 feet to an iron pin on the Northern side of Crestmore Drive; thence with the Northern side of Crestmore Drive, S. 74-17 W. 60 feet to the point of beginning.

Being the same property conveyed to Mortgagors by deed of Frank Ulmer Lumber Co. of even date, to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

Feb. 25, 1964

Witness

James L. Cox
Alma S. Cox

Witness

Fred D. [unclear]

3rd March 1964
J. L. Arrowood
1:51 P.M. H. 24296

On 2 assignments to S. C. S. M. Book 788 Page 359