

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

MAR 2 3 1961

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, J. B. Cox, Jr.

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Travelers Rest

(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

----- Six Hundred and No/100 ----- DOLLARS (\$ 600.00),

with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid:

Payable \$25.00 on the 1st day of April, 1961, and a like payment of \$25.00 per month on the 1st day of each month thereafter, until paid in full, with interest thereon from date at the rate of 7% per annum, to be computed and paid semi-annually, in advance.

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, Paris Mountain Township, on the eastern side of Crestview Drive, near the City of Greenville, being shown as Lot No. 48 on plat of Avalon Estates, made by Dalton and Neves in June 1948, recorded in Plat Book S at Page 89, and described as follows:

"BEGINNING at a stake on the east side of Crestview Drive, 114.4 feet south from Cabler Street, at corner of Lot No. 47, and running thence with the line of said lot, N. 53-58 E. 177 feet to a stake in line of Lot No. 100; thence with the line of said lot, S. 48-42 E. 73.6 feet to a stake in line of Lot No. 92; thence with the line of said lot, S. 00-23 E. 26.1 feet to a stake at corner of Lot No. 49; thence with the line of said lot, S. 64-24 W. 185.6 feet to a stake on Crestview Drive; thence with the eastern side of Crestview Drive, N. 31-40 W. 60 feet to the beginning corner."

Being the same property conveyed to the mortgagor by deed recorded in Volume 655 at Page 432.

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.