

NOV 10 11 49 AM 1961

874 PAGE 27

State of South Carolina,

OLLIE FARNSWORTH

MORTGAGE OF REAL ESTATE

County of Greenville

To All Whom These Presents May Concern:

We, W. Raymond Cox and Grace B. Cox SEND GREETINGS:WHEREAS, we the said W. Raymond Cox and Grace B. Cox

in and by OUR certain promissory note, in writing, of even date with these presents, are well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of SIX THOUSAND and no/100--- (\$ 6,000.00 ) Dollars,

with interest at the rate of six - ( 6 ) per centum per annum, to be repaid in installments of

Fifty and 61/100--- (\$ 50.61 ) Dollars upon the first

day of each and every calendar month hereafter 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 a ten per cent attorney's fee besides 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 W. Raymond Cox and Grace B.

Cox

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to us, the said

W. Raymond Cox and Grace B. Cox

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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, in Austin Township, on the South side of the Bennet's Bridge Road, near Pliney School, containing Two (2) acres, more or less, and having the following courses and distances, to-wit: Beginning at a Nail and Cap on the Southern side of the Bennet's Bridge Road and running thence along the western side of a county road S.72-00 E.288 feet to a Nail and Cap in center of road, thence with center of road and along the Lewis Cox line S.30-52 E.259.8 feet to point in center of road, thence S.34-29 W.95.8 feet to Iron Pin, thence N.55-31 W.622.7 feet to a Nail and Cap on Bennet's Bridge Road, thence along the Southern side of the Bennett's Bridge Road N.76-30 E.165 feet to the beginning point. For a more particular description see plat prepared for W. Raymond Cox by Pickell and Pickell, Engineers, dated July 28, 1954 and which plat has been recorded in the R. M. C. Office for said County in Plat Book WW, page 171. This being the same property which was conveyed to mortgagors herein by W. R. Cox and N. L. Cox by deed recorded in the said office in Deed Book 684, page 247.