

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
JAN 8 1962 A.M.
BOOK 878 PAGE 225
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, We, Joseph S. Cox and Alice Mc. Cox Mrs. Ollie Farnsworth
(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville

(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 Five Hundred Thirty Nine and 40/100 -- Dollars (\$ 539.40) due and payable

\$45.00 on January 15, 1962 and a like payment on the 15th day of each succeeding month thereafter until paid in full.

with interest thereon, from date at the rate of six (6) per centum per annum, to be paid: 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, Austin Township, in Cross Roads Church Community, on a County Road leading off the Anderson Bridge Road, and containing four (4) acres, more or less, and being shown on plat of property of Julius A. McCollum, made by G. A. Ellis, Surveyor, on September 4, 1936, and recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 00 at page 261, and being designated on said plat as property of Joseph S. & Alice Mc. Cox, and being described as follows:

BEGINNING at an iron pin in the center of an abandoned road designated on said plat as "Old Road" at the corner of property now or formerly beginning to C. K. Watson, and running thence along Watson line N. 13-45 E. 25 feet, more or less, to a point in the center of a paved County Road (which road leads from and to the Anderson Bridge Road); thence along the center of the said paved County Road as the line in a southwesterly direction and following the curvature thereof 835 feet, more or less, to a sharp bend in said road opposite a large oak tree; thence continuing along said paved County Road as the line in an easterly direction 300 feet, more or less, to the intersection of the abandoned "Old Road" above mentioned, and to the corner of property now or formerly belonging to C. K. Watson; thence along the center of said "Old Road" and along Watson line, N. 20-30 W. 662 feet to the beginning corner.

The above described tract of land is the same tract conveyed to mortgagors by Ralph O. McCall by Deed recorded in Deed Book 625 at page 366 in the Greenville County R. M. C. Office.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Paid in Full Sept 7-1962

The Farmers Bank of Simpsonville, Simpsonville, S. C.
Per: S. W. Hiatt, Jr.
President - Cashier

Witness
Aussie Mae Baulchman
Elizabeth B. Hughes

SATISFIED AND CANCELLED ON RECORD
7th DAY OF Sept 1962
Ollie Farnsworth
R. M. C. OFFICE GREENVILLE COUNTY, S. C.
AT 9:59 O'CLOCK A.M. NO. 6674