

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern

WV 16
2 14 PM '02
RECORDED
MAY 16 1902

Whereas: W. R. Cox and N. L. Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, S. C.

(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 Seven Hundred Ten and no/100 ----- Dollars (\$ 2,710.00) due and payable one year from date,

with interest thereon from date at the rate of six 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, in Austin Township, containing 51.65 acres, more or less and being what remains of a tract of land containing 80.84 acres conveyed to W. R. Cox and Mrs. N. L. Cox by M. P. Hooker and others by deed dated August 2, 1944, recorded in Deed Volume 266 at page 88, and being referred to on a plat thereof as the Lola Cox Tract and the Ida Burdette Tract and are fully described on a plat recorded in Plat Book O at page 85, excepted however from the 80.84 acre tract are four conveyances which have been made by the said W. R. Cox and Mrs. N. L. Cox. They are a conveyance of 24.19 acres unto C. J. Cox and Mrs. N. H. Cox by a deed dated February 20, 1947, recorded in Deed Book 308 at page 29, together with another deed unto John R. and Bobbie Sue Cox conveying two acres and being recorded in Deed Book 499 at page 451 and another deed from W. R. and Mrs. N. L. Cox unto Lewis Cox conveying unto him a one acre tract by deed which is not yet recorded and fourth deed from W. R. Cox and Mrs. N. L. Cox unto W. Raymond and Grace B. Cox, conveying a two acre tract of land, recorded in Deed Volume 684 at page 247.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 May 15 1902
The Farmers Bank of Simpsonville, Simpsonville, S. C.
Per: _____
President - Gustav _____
Witness

RECORDED
MAY 16 1902
22075