

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:



WHEREAS, Thomas W & Artie Lee Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corporation  
100 E. North St.  
Greenville, 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 and forty-dollars and no/100.

Twenty-four installments at 85.00. (24 x 85.00) Dollars (\$2040.00) due and payable July 15, 1963. due on 15th day of each month beginning

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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, his 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 Chick Springs Township, about two and one half miles northwest of the town of Greer; on the south side of Buncombe road, and being known and designated as Lot #19 on plat of R. A Ford property, plat prepared by H. S. Brockman, Surveyor, October 9, 1936, and having the following metes and distances, to wit:

BEGINNING on an iron pin on the south side of the Buncombe road, corner of lot 18, and runs thence with said road N. 66-56W. 196.8 feet to an iron pin in the intersection of the Rutherford (or Gilfeather Mill Road) road; thence with said rutherford road S. 13-04 E. 266 feet to an iron pin on the east side of said road, Corner of lot 2; thence with the line of lot 20 S. 65-10 E. 20 feet to an iron pin, corner of lot 18; thence with the line of lot 18 N. 28/37 E. 216.2 feet to the beginning corner, and being the same lot of land conveyed to me by deed from R. A Ford dated January 15, 1937, and recorded in RMC office in Vol. 191, page 374.

Deed recorded in Vol. 255 page 411, Register of Mesne Conveyance office Greenville County 8-17-43.

Together with all and singular rights, members, hereditaments, 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.

(over)

*March*  
*Ollie Farnsworth*

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