

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

ALL MORTGAGES OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 937 PAGE 03

WHEREAS, Joe D. Pearson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Homer M. Cox, Jr.

(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 fifty and no/100 Dollars (\$ 550.00) due and payable as follows: \$250.00 on October 11, 1963 and the balance of \$300.00 ten months from date

with interest thereon from date at the rate of six per centum per annum, to be paid at maturity

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 Mortgagee 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, on the north side of Fairfax Road and shown as Lot 30 on a plat entitled Property of William R. Timmons, Jr. recorded in Plat Book XX at page 9 and having, according to a more recent plat by C. C. Jones, Engineer, dated July 11, 1962, the following metes and bounds to wit:

Beginning at a point on the eastern side of Avon Street and running thence S. 89-33 E. 137.9 feet; thence S. 21-37 E. 118.1 feet to a point on the northern edge of Fairfax Road; thence along said road, S. 68-23 W. 120 feet; thence along the curve of the intersection of Fairfax and Avon, the chord of which is N. 66-37 W. 28.3 feet; thence along Avon, N. 21-37 W. 87.5 feet; thence along the curve of Avon Street, the chord of which is N. 10-35 W. 63.5 feet to the beginning point.

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.