

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

FEB 25 10 35 AM 1961

MORTGAGE OF REAL ESTATE

BOOK 950 PAGE 151

of Greenville County

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Sadie L. Cox

OLLIE FARNSWORTH
R.M.C.

WHEREAS, I, Sadie L. Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Pelzer-Williamston Bank

(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 thousand and no/100- - - - - Dollars (\$ 5,000.00) due and payable on demand after date

with interest thereon from date at the rate of six per centum per annum, to be paid: semi-annually

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, Oaklawn Township, located about one mile South-west of Woodville on the North side of the Pelzer-Woodville Road, containing 31.15 acres, more or less, as shown on a plat of Ramsey Lollis property recorded in Plat Book "VV" at page 41, and having according thereto the following courses and distances, to-wit:

BEGINNING at an iron pin in the center of the Pelzer-Woodville Road at the corner of other property of Ramsey Lollis, and running thence along the center of said Road N. 53-07 E. 666.5 feet to an iron pin at the intersection of a County Road; thence along the center of said County Road as follows: N. 73-04 W. 100 feet; N. 61-47 W. 100 feet; N. 13-39 W. 85 feet; N. 2-46 E. 647 feet; N. 9-23 E. 168.7 feet; thence N. 69-59 W. 33.1 feet to an iron pin; thence N. 69-59 W. 876.4 feet across the branch to an iron pin; thence S. 37-03 W. 819 feet across the branch to an iron pin; thence S. 43-01 E. 1386.5 feet to an iron pin on the North side of the Pelzer-Woodville Road; thence S. 43-01 E. 19.5 feet to the point of beginning.

This being that same piece of land conveyed to Sadie L. Cox by Ramsey Lollis in his deed dated March 6, 1961 and recorded in the R.M.C. office for Greenville County in Book 669 at page 239.

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.

Handwritten notes and signatures at the bottom of the page, including the name "Sadie L. Cox" and a date "1961".