

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 950 PAGE 465

WHEREAS, WE, WILLIE LEROY COX and GOLDIE MAE M. COX

(hereinafter referred to as Mortgagor) is well and truly indebted unto

EUNICE A. BASWELL, her heirs and assigns, forever,

(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 -----

One Thousand and No/100----- Dollars (\$ 1,000.00) due and payable

\$200.00 on principal each six months after date,

with interest thereon from date at the rate of seven 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, Saluda Township, containing 12 acres, more or less, and shown on plat of Property of O. H. Kilgore and Myrtle Kilgore, recorded in the RMC Office for Greenville County, S. C., in Plat Book AAA, page 99, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point in the center of the intersection of Goodwin Bridge Road and Talley Bridge Road, and running thence along the center of Talley Bridge Road, S. 53-15 W., 172 feet and S. 30-38 W., 200 feet to a point in said Road at the corner of property now or formerly belonging to Allmond; thence along Allmond's line, N. 41-30 W., 537.2 feet to an iron pin; thence along line of property now or formerly belonging to Dorothy Cox, N. 1-40 E., 316.0 feet to an iron pin; thence along line of property now or formerly belonging to Fuller, N. 42-25 E., 663 feet to a point in the center of Goodwin Bridge Road; thence along the center of Goodwin Bridge Road as the line, the following traverse courses and distances: S. 56-45 E., 248.5 feet; S. 27-13 E., 200 feet; S. 2-12 E., 200 feet; S. 22-50 W., 200 feet; S. 19-50 W., 200 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed dated June 5, 1962, recorded in the RMC Office for Greenville County, S. C., in Deed Book 699, at page 429.

This is a second mortgage being junior in lien to a mortgage given by the Mortgagors to the Mortgagee in Mortgage Book 892, Page 137. This represents an additional loan.

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 and satisfied this 3rd day of Sept. 1966.
Eunice A. Baswell

Witness

Mrs. P. C. Underwood

SATISFIED AND CANCELLED OF RECORD

7 DAY OF *Sept.* 1966

Billie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10:27 O'CLOCK *A* M. NO. *6567*