

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 7 11 21 AM 1969

MORTGAGE OF REAL ESTATE

BOOK 957 PAGE 437

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, Ralph Hammonds and Marline F. Hammonds

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Co 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 Nineteen Hundred fifty & no/100

Dollars (\$1,950.00) due and payable

with interest thereon from date at the rate of 6% per centum per annum, to be paid: Thirty Seven & 50/100

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.

ALL that certain piece, piece, parcel or lot of land known and designated as Lot No. 130 and house No. 5 Lee Street on the subdivision of property of J. P. Stevens & Co. Inc. Said plat being recorded in the Office of Register of Mense Conveyance for Greenville County, State of South Carolina and being made by Dalten & Neeves Engineers and is property adjoining Marvin Bryant and Willie Walker and lands of J. P. Stevens & Co. Inc. and situated in the town of Piedmont, Greenville County and has a 100 feet frontage on Lee Street. Plat recorded in Plat Book Y at page 2-5.

Being same property conveyed to mortgagor by deed of James Richard McCullough & Lydia H. McCullough May 7, 1964 and recorded in RMC Office for Greenville County in deed book 748 at page 266.

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 in full this 1st. day of
May 1969.*

J. C. Cox Jr.

*Witness George B. Creamer
W. H. Harper*

SATISFIED AND CANCELLED OF RECORD

12 DAY OF May 1969

Ollie Farnsworth

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

AT 9:00 O'CLOCK A. M. NO. 26903