

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C.
995 PAGE 11

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 18 10 47 AM '65

WHEREAS, We, James W. Smith and Bessie M. Smith,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Mallie S. Cox

(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 Five Hundred and no/100
-----Dollars (\$ 1,500.00) due and payable

with interest thereon from date at the rate of 6% per centum per annum, to be paid: \$60.00 per month to apply first to interest and then to principal until paid in full.

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 and 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, Butler Township, between South Carolina Highway No. 14 and Woodruff Road, containing two (2) acres as shown on a plat of the property of James W. and Bessie Smith by C. O. Riddle, May 4, 1965, said plat to be recorded herewith and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of a County Road (iron pin off-set 20 feet on East side of Road) and running thence N. 48-52 W., 92 feet to point in the County Road; thence continuing up the County Road, N. 9-32 W., 147.1 feet to a point in the center of the road (iron pin off-set 23 feet on East side of road); thence along the property line of other lands of Mallie S. Cox, N. 43-08 E., 352.4 feet to an iron pin; thence S. 46-52 E. 209 feet to an iron pin; thence S. 43-08 W. 438.5 feet along the line of Mallie S. Cox, and Campbell property to the point of beginning.

This being a portion of that tract of land containing 61 1/4 acres originally, conveyed by John B. Cox to Mallie S. Cox by two deeds, one dated March 18, 1924 and recorded in the R.M.C. Office for Greenville County in Deed Book 99 at page 266, and the other dated January 2, 1962 and recorded in Deed Book 745 at page 198.

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.

*Paid in full
Jan. 19, 1966
Mallie S. Cox*

*Witness
(1) Sylvia Phillips
(2) John S. Gheros*

SATISFIED AND CANCELLED OF RECORD

25 DAY OF January 1966

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

AT 8:27 O'CLOCK A M. NO. 21805