

FEB 14. 2 39 PM 1967

BOOK 1050 PAGE 185

STATE OF SOUTH CAROLINA
COUNTY OF Greenville }

OLLIE FARNSWORTH
R. M. C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, J. D. Cox and Ruth W. Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gladys K. Thackston

(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 Four Thousand - - - - -

as follows: \$1,000.00 and the accumulated interest February 11, 1968 and Dollars (\$ 4,000.00) due and payable \$1,000.00 and the accumulated interest each February 11th thereafter until paid in full with the privilege of paying the entire amount at any time.

with interest thereon from date at the rate of 6 per centum per annum, to be paid: 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, Austin Township about 3 miles East of Simpsonville, on the North side of the East Georgia Road, being bounded by lands of Kilgore, E. G. Whitmire, Jr., East Georgia Road and others, being the same lot this day conveyed to us by deed of the said Gladys K. Thackston to be recorded. This is a purchase money mortgage and is given to secure the balance of the purchase money thereof. There is situate on the mortgaged premises a frame cottage dwelling where the mortgagee has lived for a number of years. The within mortgaged lot fronts on the East Georgia Road 158 feet.

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.

*For Satisfaction to this Mortgage
see R. C. M. Book 1172 page 635.*

SATISFIED AND CANCELLED OF RECORD

16th DAY OF November 1970

Ollie Farnsworth

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

AT 11:29 O'CLOCK A. M. NO. 11724