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BOOK 1071 PAGE 254

MORTGAGE OF REAL ESTATE—Office of Eric A. Foss, Attorneys at Law, Greenville, S. C.

ELLIE FRANKS WORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. E. COX

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto ROY S. BATSON

(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

THREE THOUSAND AND NO/100

DOLLARS (\$ 3,000.00)

due and payable \$40.92 one month from date and a like payment each and every month thereafter until paid in full, payments to be applied first to interest and then to principal, with the right to anticipate in part or in full at any time.

with interest thereon from date at the rate of seven per centum per annum, to be paid: Monthly

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, and being known and designated as Lot No. 7 as shown on a plat of White, City View, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book "E", at Page 116, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Y.M.C.A. Street, corner of Lot No. 9, and running thence with line of Lot No. 9, N. 81-47 E. 184.2 feet to an iron pin on a 20 foot alley; thence with said alley N. 0-06 W. 55.7 feet to an iron pin in line of Lot No. 4; thence with back line of Lots Nos. 1, 2, 3 and 4, S. 79-43 W. 184.3 feet to an iron pin on Y.M.C.A. Street; thence with said Street S. 0-11 W. 48.8 feet to the beginning corner; being the same lot of land conveyed to the Mortgagor by the deed of Woodrow Vaughan, Individually and as Executor, et al, to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.