

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

OCT 18 12 47 PM 1967

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **I, James Douglas Cox,**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **James R. Mann,**

(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 **Nine Hundred Sixty and No/100**-----

-----Dollars (\$ **960.00**) due and payable **Twenty-five and No/100 (\$25.00) Dollars on the 3rd day of each month commencing November 3, 1967; payments to be applied first to interest, balance to principal, with the privilege to anticipate payment of part or all at any time**

with interest thereon from **date** at the rate of **7%** 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**, in **Oneal Township**, about **one-half (1/2) mile southwest from Milford Baptist Church containing 2.5 acres and being more particularly described according to a plat of survey by C. C. Jones, Civil Engineer, dated February 1965, as follows:**

BEGINNING at a point in the center of a County road at the corner of property now or formerly owned by Penland and running thence S. 19-27 W. 300 feet to an iron pin in the line of property of E. R. Taylor; thence along Taylor line S. 75-30 E. 389.2 feet to an iron pin in the line of the property of E. R. Taylor, Jr.; thence along the line of said property of E. R. Taylor, Jr., N. 7-19 E. 316 feet to a point in the center of the aforesaid County road; thence along the center of the said County road and following the curvature thereof, the chords being N. 77-41 W. 270 feet and N. 71-03 W. 55 feet, to the beginning corner.

The above described property is the same conveyed to me by the mortgagee herein by deed of even date herewith, and this mortgage is given to secure payment of a portion of the purchase price.

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.

RECORDED AND INDEXED BY ROOM 10
DAY OF _____ 1967
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT _____ O'CLOCK _____