

WHEREAS, we, Willie Leroy Cox and Goldie Mae M. Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eunice A. Baswell

(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

\$200.00 on principal, plus interest, each six months after date until paid in full, with the privilege to anticipate payment at any time,

with interest thereon from date at the rate of eight per centum per annum, to be paid: semi-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 those two tracts of land situate, lying and being in the County of Greenville, State of South Carolina, and being described as follows:

All that piece, parcel or tract of land containing 1.96 acres, more or less, and situate on the northwestern side of Talley Bridge Road and being the southern portion of the twelve-acre tract shown on plat of property of O. H. and Myrtle Kilgore recorded in the R. M. C. Office for Greenville County in Plat Book "AAA", at Page 99, and being shown on a more recent survey of the property of the mortgagors prepared by Terry T. Dill dated August 12, 1968, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of Talley Bridge Road at the corner of property now or formerly owned by Allmond and running thence N. 41-30 W. 435 feet to an iron pin; thence N. 42-09 E. 225.3 feet to an iron pin; thence S. 36-40 E. 400 feet to a point in the center of said road; thence along the center of said road S. 30-38 W. 200 feet to the point of beginning, and being a portion of the property conveyed to the mortgagors by O. H. and Myrtle Kilgore by deed recorded in Deed Book 699, at page 429.

Two: All that piece, parcel or tract of land situate on the western side of Mush Creek Road and containing four acres, more or less, as shown on plat of property of R. W. Schenck prepared by Terry T. Dill dated November 15, 1960, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Mush Creek Road at the corner of property now or formerly owned by Quain Oneal and running thence along the line of said property S. 84-00 W. 586 feet to an iron pin; thence N. 14-20 E. 418 feet to an iron pin; thence S. 75-40 E. 550 feet to a point in the center of Mush Creek Road; thence along the center of said Road S. 14-20 W. 215 feet to the point of beginning, and being the same property conveyed to the mortgagor, W. Leroy Cox, by R. W. Schenck by deed recorded in the Deed Book 664 at page 150.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.