

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
AND SPARTANBURG

RECORDED
OCT 29 2 22 PM '68
MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN
R.M.C.

BOOK 1140 PAGE 555

RECORDED
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R.M.C.
SPARTANBURG, S.C.

WHEREAS, WE, VERNON T. FOX AND SARA LOUISE B. FOX,

(hereinafter referred to as Mortgagor) is well and truly indebted unto EDWARDS & EDWARDS

(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

Two Thousand, Six Hundred and no/100 -----Dollars (\$ 2,600.00) due and payable

at the rate of Eighty and 29/100 Dollars (\$80.29) per month for thirty-six (36) months, beginning November 20, 1969

with interest thereon from date of the rate of 7 1/2 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, Chick Springs Township, near the Northern limits of the City of Greer, being known and designated as Lots Nos. 4 and 5 on a plat of the L. W. Jones Estate, prepared by H. S. Brockman, Surveyor, dated May 23, 1951, recorded in Plat Book T at page 361, R.M.C. Office for Greenville County, and having such metes and bounds as thereby shown. This property being identically the same conveyed grantor herein by deed of Robert V. and Daisy M. Fox, dated July 19, 1957, recorded in Vol. 689 at page 252.

ALSO:

ALL that certain parcel or lot of land situate, lying, and being in Spartanburg County, State of South Carolina, Beech Springs Township, about four miles Northeast of the City of Greer, on the East side of Pacific Mills Lake, being known and designated as Lot No. 7 on a plat of property prepared for Ola Duncan Wilson, et. al., by H. S. Brockman, Surveyor, dated November 5, 1956, recorded in Plat Book 49 at page 412, R.M.C. Office for Spartanburg County, and having such metes and bounds as thereby shown. This property being identically the same conveyed grantor herein by deed of Lucia S. Watkins and Rugh W. Rourk, dated September 23, 1965, to be recorded herewith.

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 whatsoever lawfully claiming the same or any part thereof.