

FILED
GREENVILLE CO. S. C.

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BOOK 1176 PAGE 159

USL—FIRST MORTGAGE ON REAL ESTATE OLLIE FARNSWORTH

R.M.C.
MORTGAGE

State of South Carolina }

COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: We, David L. Cox and

Margaret H. Cox, - - - - (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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 - - - -

- - - - TWENTY-TWO THOUSAND & NO/100 - - - -
DOLLARS (\$22,000.00), with interest thereon from date at the rate of eight (8%)
per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, on the northwest side of Rutherford Road, near Pleasant View Baptist Church, containing three (3) acres, more or less, and being shown on a survey entitled "Property of David L. and Margaret H. Cox" by H. S. Brockman, Registered Surveyor, dated November 19, 1970, to be recorded herewith, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old nail in the Rutherford Road, and running thence N. 35-26 W. 84 feet to an old stone; thence N. 13-56 W. 652 feet to an iron pin; thence N. 73-18 W. 205.5 feet to an iron pin; thence S. 15-15 E. 847 feet to a nail in center of Rutherford Road; thence with Rutherford Road N. 55-37 E. 35 feet to a nail; thence N. 76-07 E. 153 feet to the point of beginning.

This is the same property conveyed to mortgagors by deed of W. H. Langley, dated November 21, 1970, to be recorded herewith.

Plat of above described property recorded in Plat Book 333 at page 359.

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.