

GREENVILLE CO. S. C.

AUG. 4 4 08 PM '71

BOOK 1201 PAGE 267

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES L. DOUGHTY

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

W. B. COXE

(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

EIGHT THOUSAND FIVE HUNDRED SEVENTY SEVEN and no/100-- Dollars (\$ 8,577.00) due and payable

Three (3) years from date, provided, however, that the undersigned Mortgagor shall on or before each annual anniversary date hereof pay a substantial sum on the principal balance due,

with interest thereon from date at the rate of six per centum per annum, to be paid: 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 that piece, parcel or tract of land, together with buildings and improvements now or hereafter constructed thereon, containing 3.87 acres, more or less, situate, lying and being on the Northwestern side of Buckhorn Road on Paris Mountain in Greenville County, South Carolina, being shown and designated on a plat of the property of W. B. Coxe made by C. O. Riddle, Surveyor, dated February 1971, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4-K, Page 121, and having according to said Plat the following metes and bounds to wit:

BEGINNING at an iron pin on the Northwestern side of Buckhorn Road at the corner of property owned by W. B. Coxe and property now or formerly owned by Real Estate Investment, Inc. (now known as Oakleaf Subdivision), and running thence along the line of said property, N. 79-45 W., 478.5 feet to an iron pin; thence a new line through property of W. B. Coxe, N. 10-15 E., 375 feet to an iron pin; thence through other property owned by W. B. Coxe, S. 73-53 E., 294.4 feet to an iron pin; thence continuing through other property owned by W. B. Coxe, S. 48-32 E., 324.6 feet to an iron pin on Buckhorn Road; thence along the Northwestern side of Buckhorn Road, S. 41-48 W., 126.3 feet to an iron pin; thence continuing along the Northwestern side of Buckhorn Road, S. 30-46 W., 73.7 feet to an iron pin, the beginning corner.

Together with all and singular rights, members, herditaments, 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.