

Mail to: K.K. Edwards
P.O. Box 126
Greer, S.C.
MORTGAGE OF REAL ESTATE prepared by EDWARDS & McPHERSON, Attorneys at Law
GREENVILLE, CO. S. C. Greenville, S. C. - Greer, S. C.
STATE OF SOUTH CAROLINA
COUNTY OF Greenville and Spartanburg
OLLIE FARNSWORTH
R.M.C.

BOOK 1203 PAGE 517

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Vernon T. Fox and Sara Louise S. Fox

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ronald K. Edwards and Hazel D. Edwards d/b/a 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 -----Dollars (\$ 2,600.00) due and payable

at the rate of \$117.60 per month; beginning 30 days from date and each month thereafter for 24 months.

with interest thereon from date at the rate of 8% 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.

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.