

MORTGAGE OF REAL ESTATE—Prepared by Meloy, Ford & Horton, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

BOOK 1212 PAGE 83

The State of South Carolina,

Nov 1 12 24 PM '71

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: We, C. Otto White, Jr./and Anne E. Hall, Realtor, a corp.

Whereas, we, the said C. Otto White, Jr./and Anne E. Hall, Realtor, A Corp. SEND GREETING:

hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents, are well and truly indebted to L. A. Cox and Annie Bell O. Cox

hereinafter called the mortgagee(s), in the full and just sum of Ten Thousand and No/100-----
----- DOLLARS (\$ 10,000.00), to be paid
one (1) year from date; ;

, with interest thereon from maturity

at the rate of five and one-fourth (5-1/4%) - monthly interest at the same rate as principal. percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said L. A. Cox and Annie Bell O. Cox, their heirs and assigns, forever:

ALL that lot of land, with the buildings and improvements thereon, situate, lying and being on the Southwestern side of Gardenia Drive near the City of Greenville, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 61 on plat of Cedar Lane Gardens, recorded in the R.M.C. Office for Greenville County in Plat Book "GG", at page 139, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Gardenia Drive at the joint front corner of Lots 60 and 61 and runs thence along the line of Lot 60 S. 33-15 W. 150 feet to an iron pin; thence S. 56-09 E. 70 feet to an iron pin; thence N. 33-15 E. 150 feet to an iron pin on the Southwestern side of Gardenia Drive; thence along Gardenia Drive N. 56-09 W. 70 feet to the beginning corner.

This is the same property conveyed to the Mortgagors by the Mortgagees by deed of even date, recorded herewith.

THIS IS A PURCHASE MONEY MORTGAGE.