

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

Nov 15 4 28 PM '71

MORTGAGE OF REAL ESTATE

BOOK 1213 PAGE 405

OLLIE FARNSWORTH
R. M. C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS I, Ray Molizon

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eugenia L. Carr Cox

(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 Eight Hundred and no/100 Dollars (\$ 2,800.00) due and payable

as follows: In 48 monthly installments of \$68.36 with the first payment beginning one month from date hereof, payments applied first to interest with balance to principal.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: as stated above

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, in Grove Township, and lying on the North side of Log Shoals Road, containing One (1) acre and further shown on a plat prepared by Jones Engineering Service, dated May 12, 1971, and designated as property of Ray Molizon. The said property has the following metes and bounds:

BEGINNING at an iron pin in a private driveway leading to the old Cox homeplace, thence N. 53-28 E. 210 ft. to an iron pin; thence S. 33-13 E. 215 ft. to an iron pin and joint corner with Trout; thence S. 47-58 W. 158 ft. to a point in the Log Shoals Road; thence N. 83-35 W. up the said Log Shoals Road 60 ft. to a point; thence N. 33-13 W. 200 ft. to the point of BEGINNING.

ALSO:

ALL that certain piece, parcel or tract of land situate, lying and being in the County and State aforesaid, in Grove Township, and lying on the North side of Log Shoals Road, containing Four (4) acres and further shown on a plat prepared by Jones Engineering Service, dated May 12, 1971 and designated as property of Ray Molizon. The said property has the following metes and bounds:

BEGINNING on the private driveway to the old Cox homeplace, thence N. 53-28 E. along the common boundary line of the Grantor and the Grantee herein, 647.1 ft. to an iron pin; thence S. 50-56 E. 294.0 ft. to an iron pin with property of Riddle on the Northeast; thence S. 47-58 W. 532 ft. to an iron pin, joint corner of the One (1) acre tract being conveyed herewith and Trout; thence N. 33-13 W. 215 ft. to an iron pin; thence S. 53-28 W. 210 ft. to an iron pin in said private driveway; thence along the Northeastern boundary line of the said driveway N. 33-13 W. 120 ft. to the point of BEGINNING.

This is a second Mortgage with a Real Estate Mortgage of Greer Federal Savings And Loan Association, Greer, South Carolina, having priority over this Mortgage.

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 taxes 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.