

FILED  
GREENVILLE CO. S. C.  
MORTGAGE OF REAL ESTATE Prepared by CLARENCE E. CLAY, Attorney at Law, Greenville, S. C.  
MAY 11 2 15 PM '72 BOOK 1233 PAGE 23  
STATE OF SOUTH CAROLINA OLLIE FARNSWORTH  
COUNTY OF GREENVILLE R. H. C. MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, We, James Whitfield Knox and Katherine R. Knox

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edgar B. League and Eula T. League

(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, Four Hundred and Fifty & no/100--

Dollars (\$ 8,450.00 ) due and payable, in four annual installments of Two Thousand, One Hundred and Twelve (\$2,112.50) & 50/100 Dollars, the first installment to become due one year after date, and a like installment to be due on the same day of each year following until this indebtedness has been paid in full

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 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, shown on plat of Property of James W. Knox and William R. Timmons, Jr., made by C. O. Riddle, R. L. S. April 1972, and being shown thereon as that parcel containing 2.95 acres, and being bounded on the northwest by Lots Nos. 4, 5 and 6 of Green Valley Estates and Golf Course, and being more particularly described according to said plat, by the following courses and distances, to-wit:

BEGINNING at a point in the rear line of Lot No. 4, and running thence with Lots Nos. 4, 5 and 6 and Golf Course, N. 29-51 E. 884.75 feet to iron pin at branch; thence with branch as line, S. 39-40 E. 159.5 feet to iron pin; thence S. 29-51 W. 828 feet to iron pin; thence N. 60-23 W. 150 feet to the point of beginning.

This is a purchase money mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.