

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

ELIZABETH RIDGE MORTGAGE OF REAL ESTATE  
R.M.O.

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, ---Smiley Cox and Smiley Cox, Jr.---

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

(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 ---Four Thousand, Seven Hundred, Fifty & No/100---

Dollars (\$ 4,750.00--) due and payable

\$50.00 per month, beginning thirty days from date hereof and a like amount on each successive month until paid in full, payments to apply first to interest and balance to principal

with interest thereon from date at the rate of Eight 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, in O'Neal Township, located on the Southern side of Pine Log Ford Road containing 14.9 acres, more or less, as shown on Plat of property of the J. C. Cox Estate, prepared by Terry T. Dill, R. L. S., on August 6, 1969, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of said road at the joint corner with Cal Brown lands, and running thence along said road N. 88-46 E. 110 feet to a point; thence S. 1-10 E. 198 feet to an iron pin; thence N. 88-37 E. 470 feet to an iron pin at the corner of Harold McJunkin property; thence S. 1-00 W. 325 feet to an iron pin; thence S. 9-30 E. 1254 feet to an iron pin near the mouth of a branch on the Enoree River; thence up the Enoree River as the line S. 89-00 W. 46 feet to a point; thence N. 27-00 W. 264 feet to a stake; thence due W. 300 feet to an iron pin at the corner of Cal Brown property; thence N. 12-00 W. 1547 feet to the point of beginning.

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PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Smiley Cox sign, seal and as his act and deed deliver the within mortgage and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31st day of January, 1972.

*C. Victor Cyle* (LS)  
Notary Public for South Carolina  
My Commission Expires: 11-11-80

*Smiley Q. Jamerson*

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whatsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 31st day of January 1972.

*C. Victor Cyle* (REAL)  
Notary Public for South Carolina  
My Commission Expires: 11-11-80

*I do see Byrd Cox*

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 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.