

GREENVILLE, S.C. BOOK 1258 PAGE 237  
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MORTGAGE OF REAL ESTATE—Prepared by E. RANDOLPH STONE, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, Cecil Edward Cox and Edna Gayle Cox,

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. A. Cothran, Jr.,

(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 Fifteen Thousand, Fifty and No/100-----

as follows: \$116.66 on the 1st day of December, 1972, and \$116.66 on the 1st day of each and every month thereafter until and including May 1st, 1973; \$462.74 on June 1, 1973, and \$112.79 on July 1, 1973; and \$112.79 on the first day of each and every month thereafter until the entire amount has been paid, payments to be applied first to the interest and then to the principal, with interest thereon from date at the rate of 7½ per centum per annum, to be paid monthly. Dollars 15,050.00 due and payable

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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 Oaklawn Township, near Pelzer, South Carolina, lying and being on the northern side of S.C. Highway No. 8, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of S.C. Highway No. 8, which iron pin is S. 83-03 E. 577 feet from an iron pin in the curvature of the intersection of said Highway and the Old Pelzer Road, and running thence with the northern side of said Highway S. 83-03 E. 205 feet to an iron pin; thence N. 7-0 E. 203.5 feet to an iron pin in line of land now or formerly owned by Frank Beam; thence with said joint line N. 83-03 W. 205 feet to an iron pin; thence S. 7-0 W. 203.5 feet to an iron pin on the northern side of S.C. Highway No. 8, the point of beginning.

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 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.