

REGISTRATION OF REAL ESTATE
COMPLIED WITH
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McKay
Attorneys at Law, Greenville, S. C.

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GREENVILLE, CO. S. C.

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DONNIE S. WANKERSLEY
R.H.C.

The State of South Carolina,
COUNTY OF GREENVILLE

To All Whom These Presents May Concern: Ed Cox

SEND GREETING:

Whereas, I, the said Ed Cox
hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents,
am well and truly indebted to Samuel T. Lineberger and Frances A. Lineberger

hereinafter called the mortgagee(s), in the full and just sum of Twenty Two Thousand Nine Hundred

Four and No/100----- DOLLARS (\$ 22,904.00), to be paid
as follows: the sum of \$4,580.80 to be paid on the 15th day of
February, 1974 and the sum of \$4,580.80 to be paid on the 15th day
of February of every year thereafter up to and including the 15th
day of February, 1977 and the balance remaining to be paid on the
15th day of February, 1978

, with interest thereon from February 15, 1973

at the rate of -----seven (7%)-----percentum per annum, to be computed and paid
quarterly until paid in full; all interest not paid when due to bear
interest at the same rate as principal.

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 I, 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 me, 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 Samuel T. Lineberger and Frances A. Lineberger, their heirs and assigns, forever:

ALL that piece, parcel or tract of land situate, lying and being in Highland Township, County of Greenville, State of South Carolina on the northwestern side of State Highway S23-116 and on the northern side of State Highway S23-115 and on the southern side of Beaver Dam Creek and containing 40.9 acres, more or less, and being known and designated as a portion of Tract No. 3 on plat of property of D. A. Lister Estate prepared by H.S. Brockman dated January 6, 1965, and recorded in the RMC Office for Greenville County in Plat Book GGG, Pages 228 and 229, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the intersection of State Highway S23-116 and State Highway S23-115 and running thence along the center line of said Highway S23-116 N. 35-48 E. 838 feet to a point in the center of said Highway; thence leaving said Highway N. 23-09 E. 296 feet to an iron pin; thence N. 29-39 E. 487' feet to an iron pin; thence N. 45-54 E. 200 feet, more or less, to a point in the center of Beaver Dam Creek; thence along the center of Beaver Dam Creek as the line to the corner of property heretofore conveyed to Marion L. Smith by deed recorded in Deed Book 790, Page 221, the traverse courses and distances along said Creek being as follows: N. 18-29 W. 100 feet; N. 27-34 W.