

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
EDDIE S. TINKERSLEY  
R.M.C.

WHEREAS, We, Bobby Lee Cox and Myrtle B. Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Dennis Black

(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 Eleven Thousand and Five Hundred & no/100 ---

Dollars (\$ 11,500.00 ) due and payable  
in equal consecutive monthly installments of One Hundred and Sixteen (\$116.65) & 65/100 Dollars each, the first installment to be due and payable December 1974, and a like installment on the same day of each and every month for one hundred and eighty (180) months, with right to anticipate payments

with interest thereon from Interest added at the rate of Nine per centum per annum, to be paid:

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, being known and designated as one-half (1/2) of Lot No. 2 County Road as shown on a Plat of Pinewood Estates by H. S. Brockman, Surveyor, dated November 7, 1958, and recorded in the RMC Office for Greenville County in Plat Book MM, at Page 55, and having, according to said Plat, the following description, to-wit:

BEGINNING on County Road at an iron pin at joint front corners of Lots 1 and 2 and running thence 45 feet with the line of said Road to the exact center of Lot No. 2; thence running, on a line parallel with side lines of Lots 1 and 3, 170 feet to the rear line of Lot 12; thence running 45 feet with the rear line of Lot 12 to an iron pin at joint rear corners of Lots 12, 13, 1 and 2; thence running 170 feet with the side line of Lot 1 to the iron pin at joint front corners of Lots 1 and 2 on County Road, the point of beginning.

ALSO: All that piece, parcel or lot of land in the State and County aforesaid, being known and designated as Lot No. 1, as shown on a Plat of Pinewood Estates, by H. S. Brockman, Surveyor, dated November 1958, and recorded in the RMC Office for Greenville County in Plat Book MM, at Page 55, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on County Road, joint front corners of Lots 1 and 2 and running thence along the line of said lots, S. 50-16 W. 170 feet to iron pin at rear corners of Lots 12 and 13; thence running with rear line of Lot 13, N. 39-44 W. 75.1 feet to iron pin; thence running N. 43-36 E. 171.2 feet to iron pin on County Road; thence running with County Road, S. 39-44 E. 95 feet to iron pin at point of beginning.

This mortgage includes the house which has been moved on the land.



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.

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