

Travelers Rest, S.C.

MORTGAGE OF REAL ESTATE—Offices of ^{FILED} ~~John H. Thornton~~ Arnold & Thomason, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S.C.

SEP 21 3 02 PM '76

BOOK 1378 PAGE 297

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.H.C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ARTHUR E. COX, JR. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **BANK OF TRAVELERS REST**

(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 Eight Hundred**

and no/100-----DOLLARS (\$15,800.00),

with interest thereon from date at the rate of **9** per centum per annum, said principal and interest to be repaid:

in monthly installments of \$200.15 each commencing on the 16th day of October, 1976 with a like payment on the 16th day of each month thereafter until paid in full; said payments to be applied first to interest and then to principal. Note and mortgage due and payable in full at any change in ownership.

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 Saluda Township being shown and designated as a portion of Tract II on plat of the W. C. Goodwin land, dated November 22, 1887, prepared by A. L. Hardin, recorded in Plat Book A at Pages 60 and 61 in the R. M. C. of the Greenville County Courthouse and being described, according to said plat, more particularly, to-wit:

BEGINNING at a point in the center of the North Saluda River in the line of Tract I and running thence with the common line of said tracts N. 28 1/2 W. 1,848 feet to a point; thence N. 40 W. 943.80 feet to a point; thence N. 74 W. 551.1 feet to a point; thence N. 40 1/2 W. 1,278.4 feet, more or less, to a point at the joint corner of a 22 acre tract now formerly owned by Arthur E. Cox, Jr. and Mary R. Cox; thence along the common line of said tract and the within described property N. 57-10 E. 563.5 feet to an iron pin; thence S. 40 1/2 E. 1,174.80 feet to a point; thence S. 74 E. 561 feet to a point; thence S. 40 E. 891 feet to a point; thence S. 28 1/2 E. 2,028.18 feet to a point in the center of the North Saluda River; thence in a Southwesterly direction along the meanders of said river, to the point of beginning.

Derivation: Deed of Eliza M. Cox to the Mortgagor recorded February 19, 1976 in Deed Book 1031 at Page 778.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.



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