

Mortgagee's Address:
PO Bx 544, Trav. Rst. SC 29690

BOOK 1505 PAGE 283

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

27400 DR4 IPT
Calvin N. Cox
477-175

FILED
S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

3:31 PM '80
MORTGAGE
SHERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: CALVIN N. COX

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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 FORTY THOUSAND AND NO/100

----- DOLLARS (\$ 40,000.00),
with interest thereon from date at the rate of 15 per centum per annum, said principal and interest to be repaid: 180 days from date with interest computed at the rate of 15% per annum on the unpaid balance.

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, situate on the northern side of Laconia Drive being shown as Lot No. 44 on a plat of Hampshire Hills Subdivision dated April 29, 1975, revised June 1975, prepared by R. B. Bruce, Surveyor, recorded in Plat Book 5-D at page 79 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Laconia Drive at the joint front corner of Lot 44 and Lot 45 and running thence with Lot 45 N 17-04 W 135 feet to an iron pin; thence N 59-49 W 112 feet to an iron pin; thence N 30-40 W 71.7 feet to an iron pin in or near Hillhouse Creek; thence with Hillhouse Creek N 67-53 E 172.9 feet to an iron pin; thence still with Hillhouse Creek N 79-41 E 126.7 feet to an iron pin at the joint rear corner of Lot 43 and Lot 44; thence with Lot 43 S 10-17 E 270 feet to an iron pin on Laconia Drive; thence with said drive S 81-30 W 162 feet to the point of beginning."

This is a portion of the property conveyed to the mortgagor by deed of Williams Builders, Inc., recorded on November 29, 1978 in Deed Book 1092 at page 732 in the RMC office for Greenville County.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
\$ 16.00

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.

SCTO --- 1 JN1680 1289

4.0001

0283

4328 RW-2