

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

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

WHEREAS, ROGER S. AND BARBARA J. COX

(hereinafter referred to as Mortgagor) is well and truly indebted unto UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION, 201 Trade Street, Fountain Inn, SC 29644

(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 Twelve Thousand Eighty-Three and 84/100ths-----
Dollars (\$12,083.84) due and payable

as set forth by note of mortgagors of even date

per note

with interest thereon from date at the rate of / per centum per annum, to be paid per note

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 for 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, as shown on a plat of property of Roger S. Cox and Barbara J. Cox prepared by J. L. Montgomery, III, RLS, in January, 1978, which plat is recorded in the RMC Office for Greenville County in Plat Book 6T at Page 10, which plat shows 3.82 acres and the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the western side of S.C. 23-543 (which iron pin is .2 of a mile more or less from the intersection of said road with S.C. 23-154) running thence along the edge of said road, S. 00-02 E., 187.53 feet to an iron pin; thence turning and running N. 79-10 W., 177.39 feet to an iron pin; thence S. 78-05 W., 610.16 feet to an old iron pin; thence turning and running N. 29-20 E., 429.30 feet to an old iron pin; thence turning and running S. 80-25 E., 568.76 feet to the point of beginning.

THIS is the same property conveyed to the mortgagors by deed of Sam L. Gault and Paul E. Gault recorded in the RMC Office for Greenville County in Deed Book 1086 at Page 633 on September 1, 1978.

THIS mortgage is second and junior in lien to that mortgage between Roger S. Cox and Barbara J. Cox to United Federal Savings and Loan Association as recorded in the RMC Office for Greenville County in Mortgage Book 1483 at Page 265.

DOCUMENTARY STAMP

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 and 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 that 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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