

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED  
OCT 5 2 42 PM '81  
TANKERSLEY  
R.M.C.

WHEREAS, Calvin N. Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. H. Stokes and Roy Farnham

(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-two Thousand Five Hundred Twenty-one and 30/100-----  
-----Dollars (\$42,521.30 ) due and payable

September 30, 1983

with interest thereon from October 1, 1981 the rate of 14% 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:

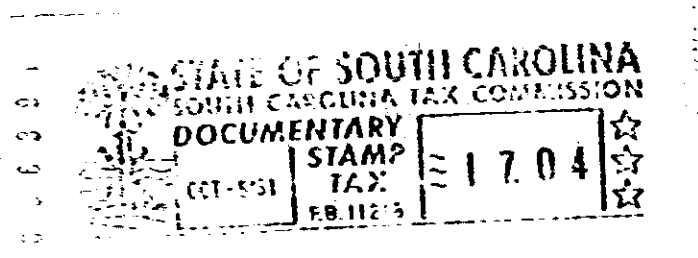
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of Colony Road, being shown as Lot No. 64, on a plat of Points North Subdivision, dated November 22, 1972, recorded in Plat Book 4X at Page 16 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 Colony Road at the joint front corner of Lot 63 and 64 and running thence with Lot 63 N. 35-16 W. 145.5 feet to an iron pin at the joint rear corner of Lot 63 and Lot 64; thence with Lot 73 S. 72-11 W. 110 feet to an iron pin at the joint rear corner of Lots 64, 65, 66 and 73; thence with Lot 65 S. 39-08 E. 147.1 feet to an iron pin on the northern side of Colony Road; thence with said road N. 62-11 E. 100 feet to the point of beginning.

THE above described property is conveyed subject to all restrictions, easements, rights-of-way and zoning ordinances, existing or of record, which affect the title to the above-described property.

THIS being the same property conveyed to the mortgagors herein by deed of Points North Development Company dated May 15, 1976 and recorded in the RMC Office for Greenville County at Deed Book 1036, Page 549.

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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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