

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

GR: F EC
S.C.

WHEREAS, F. Foster Brown and Margaret E. Brown

(hereinafter referred to as Mortgagor) is well and truly indebted to DEY Daniel L. Cox

(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

Twenty Seven Thousand, Two Hundred Seventy-Five & No/¹⁰⁰Dollars (\$ 27,275.00) due and payable

\$300.35 on the 5th day of June, 1982 and \$300.35 on the 5th day of each and every succeeding calendar month thereafter with payments applied first to interest and then to the remaining principal balance due from month to month; if not sooner paid, the entire balance hereunder shall be payable in full five years from date; the right is given to prepay this indebtedness at any time without penalty;

with interest thereon from date at the rate of twelve per centum per annum, to be paid: monthly

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

ALL that certain piece, parcel or lot of land situated on the East side of State Highway No. 14 and the North side of Judson Avenue, between the City of Greer and Pleasant Grove Baptist Church, Chick Springs Township, County of Greenville, State of South Carolina, and being shown as Lot Number Two (2) of the J. A. Wood Estate according to survey and plat by John A. Simmons, Surveyor, dated February 6, 1963 and recorded in Plat Book "DDD" Page 21, RMC Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the East side or east right of way of highway, corner of Lots 1 and 2, and running thence along the line of said lots N. 86-40 E. 200.3 feet to an iron pin on the line of Lot No. 11; thence along the line of Lot No. 11 S. 3-20 E. 120 feet to pin on the North side of Judson Ave.; thence along said avenue S. 86-40 W. 200.3 feet to an iron pin on right of way of said highway; thence along the right of way of said highway N. 3-20 W. 120 feet to the beginning corner.

LESS, HOWEVER:

That strip of land located at the rear of the above described property which has previously been conveyed by Daniel L. Cox to John Green, Jr. by deed dated July 8, 1981 and recorded in the RMC Office for Greenville County in Deed Book 1151 at Page 515.

This being the same property conveyed to the Mortgagor herein by deed of Mortgagee dated May 10, 1982 and to be recorded herewith.

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COUNTY OF GREENVILLE
DEED BOOK 1151 PAGE 515
MAY 10 1982

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 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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