

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PH '82  
WILKINS

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

WHEREAS, WE, JOHN COX, JR. and EVA BOYKIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto DONALD E. BALTZ

(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 Nineteen hundred thirty five & 71/100 -----

----- Dollars (\$ 1935.71 ) due and payable  
\$50.00 on the first day of August, 1982 and a like amount on the first day of each and every month thereafter until the entire principal sum is paid in full; said installments to be applied first in payment of interest and balance to principal; the entire balance being due and payable on or before July 1, 1987

with interest thereon from date at the rate of 15% per centum per annum, to be paid: monthly

The Mortgagor has the right to repay the entire amount on this mortgage at any time without penalty.

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:

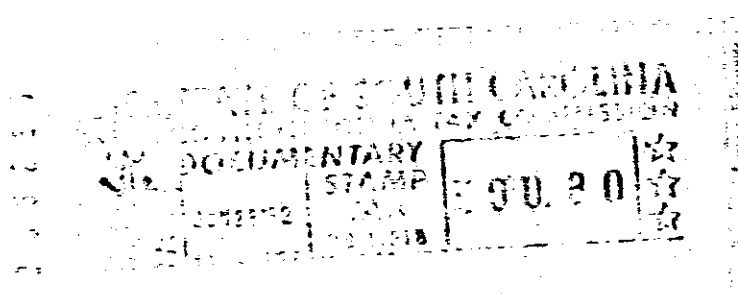
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, the Mortgagee's heirs, 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 north side of Bessie Avenue near Pleasant Grove Baptist Church, about one miles southward from the City of Greer, Chick Springs Township, and being LOT NO. 58 of WOODLAND HEIGHTS, property of I. M. Wood Estate, according to survey and plat thereof by H. S. Brockman, RLS, dated October 28, 1955, and recorded in plat book GG page 151, 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 north side of Bessie Avenue, joint front corner of Lots Nos. 58 & 59, and running thence along the north side of said Avenue N. 45-18 E. 100 feet to iron pin corner of Lot No. 57; thence along common line of said lot 57, N. 38-40 W. 191.3 feet to an iron pin; thence S. 39-08 W. 101.1 feet to iron pin corner of Lot 59; thence along the line of Lot 59, S. 38-50 E. 182 feet to the beginning corner.

This is the same property conveyed to mortgagors by Donald E. Baltz by deed of even date herewith to be recorded.

Mortgagee's address:  
521-A Shelton Road  
Route # 2  
Travelers Rest, S. C. 29690



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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 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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