

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 23 12 10 PM '64
DONALD S. WENDELEY
R.H.C.

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

WHEREAS, Winston S. Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & 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 Twenty-Eight Thousand Four Hundred Eighty-Five and 40/100-

Dollars (\$ 28,485.40) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~with interest thereon from~~

~~to the date of~~

~~payment of the same~~

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, in Saluda Township, about one and one-half miles east of Highway No. 25 and N.05-30 W. 319 feet north of Highway No. 414, and on the west side of the Cool Springs Church Road, and being a part of the same land conveyed to William Robert Cox by deed from W. S. and Ella S. Cox, dated October 25, 1952, and recorded in the RMC Office for Greenville County in Deed Book 471 at Page 168, and having the following metes and bounds, to-wit:

BEGINNING on a nail in the center of the said Cool Springs Church Road at a point N.05-30 W. 319 feet from the center of Highway No. 414, and runs thence with the said Road, N.01-40 E. 265 feet to a nail in center of said Road; thence N.79-10 W. 20 feet to an iron pin on the west bank of the Road; thence continuing with the same course for a total distance of 225 feet to an iron pin; thence S.12-44 W. 177 feet to an iron pin; thence S.62-05 E. 286 feet to the beginning nail (iron pin back on line at 23 feet), containing 1.24 acres, more or less.

THIS is the same property as that conveyed to the Mortgagor herein by deed from William Robert Cox recorded in the RMC Office for Greenville County in Deed Book 696 at Page 288 on April 16, 1962.

THE mailing address of the Mortgagee herein is P. O. Box 544, Travelers Rest, S. C. 29690.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
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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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