

1074-597

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

315 Edwards St
Greenville, S.C. 29615

TO ALL WHOM THESE PRESENTS MAY CONCERN: CALVIN N. COX AND HUBERT G. FARR
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto WILLIAM B. DUCKER

(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-FIVE THOUSAND AND NO/100- - - - - DOLLARS (\$ 25,000.00),

with interest thereon from date at the rate of twelve per centum per annum, said principal and interest to be repaid:

In monthly installments of FIVE HUNDRED FIFTY-SIX AND 11/100 (\$556.11) DOLLARS each including principal and interest computed at the rate of twelve (12%) per cent per annum on the unpaid balance, the first payment being due August 26, 1984, and a like payment on the 26th day of each month thereafter until paid in full, for a total of five (5) years.

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, in Bates Township, on the southeastern side of McElhaney Road, containing 3 acres and having, according to a plat entitled "Property of William B. Ducker" dated July, 1983, made by W. R. Williams, Jr., Engineer/Surveyor, Inc., recorded in the R.M.C. Office for Greenville County in Plat Book 9-Q at page 56, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of McElhaney Road at the corner of the property of Loom Products Company, Inc., and runs thence along the southeastern side of said road N. 40-30 E. 224.35 feet to an iron pin; thence S. 31-02 E. 88.2 feet to an iron pin; thence N. 37-05 E. 31.9 feet to an iron pin; thence N. 59-00 E. 111.4 feet to an iron pin on the western edge of the G & N Railroad property; thence along the western edge of said property S. 29-51 E. 440.4 feet to an iron pin at the corner of property now or formerly Travelers Rest Methodist Church; thence along said church property S. 52-44 W. 187.9 feet to an iron pin at the corner of other property of Loom Products Company, Inc.; thence along the line of said property, N. 49-45 W. 492.0 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of mortgagee dated July 26, 1984, to be recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
JUL 27 84
TAX
F.S. 11215
07.50

LOVE, THORNTON, ARNOLD & THOMASON
FILED
Calvin N. Cox
Hubert G. Farr

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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