

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Clarence C. Riley

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wooten Corporation of Wilmington

(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

TWO THOUSAND THREE HUNDRED AND NO/100 - - - - Dollars (\$ 2,300.00) due and payable

\$16.48 on the 13th day of October, 1962, and \$16.48 on the 13th day of each and every month thereafter until paid in full

with interest thereon from date at the rate of SIX 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 with the buildings and improvements thereon, situate, lying and being on the Northern side of Jacob Road in Pine Hill Village, Gantt Township, Greenville County, South Carolina, shown and designated as Lot 15 on a plat of Pine Hill Village prepared by R. K. Campbell, R. L. S., dated November 30, 1960 and recorded in the office of the R. M. C. for Greenville County, S. C. in Plat Book QQ, page 169, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Jacob Road, joint front corner Lots 14 and 15; and running thence N. 29-22 E. 140 feet along the joint line of said lots to an iron pin, joint rear corner of said lots in the line of Lot 22; thence N. 60-38 W. 70 feet along the joint line of Lots 15, 22 and 21, to an iron pin, joint rear corner Lots 15 and 16 in the line of Lot 21; thence S. 29-22 W. 140 feet along the joint line of Lots 15 and 16 to an iron pin on the Northern side of said Road, joint front corner of said lots; thence S. 60-45 E. 70 feet along the Northern side of said Road to an iron pin, the point of Beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.