

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.

JUL 5 2 30 PM 1963

MORTGAGE OF REAL ESTATE

BOOK 927 PAGE 317

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE M. WORTH
M.C.

WHEREAS, I, Berry Woods

(hereinafter referred to as Mortgagor) is well and truly indebted unto Volona P. Gray

(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-Thousand

Dollars (\$ 20,000.00) due and payable

as follows: \$2,000.00 and the accumulated interest January 1, 1964 and \$2,000.00 and the accumulated interest each six months yhereafter until paid in full

July 1, 1963

with interest thereon from July 1, 1963 at the rate of 6 per centum per annum, to be paid: semi annually

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, Fairview Township, on the east side of the old Fairview Road and being a part of tract No. 5 in a subdivision of the Estate of John H. Nelson, made by W. J. Hiddle, in December 1933, revised February 14, 1934, and containing 5 acres, more or less, and having the following metes and bounds, to-wit: Beginning at an iron pin at the corner of lands formerly belonging to Sam Coleman and running thence S. 65 W. 327 feet to an iron pin; thence along the old Fairview Road S. 25 W. 321 feet to an iron pin, near center of said road; thence S. 70 W. E. 410 feet to an iron pin; thence N. 35 E. 523 feet to an iron pin in line of Tract No. 4 of the J. H. Nelson property; thence N. 62-27 W. 276 feet to the beginning corner and being a part of the land conveyed to P. A. Nelson by E. Ihman, Master. Bounded by the old Fairview Road, Coleman land, Tract No. 4 of the J. H. Nelson land, a frontage road along U. S. Highway No. 276 and others. Being the same tract of land upon which is located the dwelling where I now reside is situated.

This being the same tract of land conveyed to the mortgagor by deed of D. C. Woods on the 15th day of July, 1960, said deed of record in the Office of R. M. C. for Greenville County, S. C., in Deed Book 418, Page 385.

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.