

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1039 PAGE 517

WHEREAS, GORDON L. ZUCKER AND PHOEBE SUE ZUCKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto PHILIP E. GREEN

(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 FORTY-SEVEN THOUSAND FIVE HUNDRED AND

No/100----- Dollars (\$ 47,500.00) due and payable
SIXTY (60) DAYS FROM DATE

with interest thereon from date at the rate of SIX (6) per centum per annum, to be paid: SIXTY (60) DAYS FROM DATE

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 Mortgagee 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, CITY OF GREENVILLE, KNOWN AND DESIGNATED AS A PORTION OF LOT No. 1 AND A PORTION OF LOT No. 2 OF BOXWOOD MANOR ACCORDING TO PLAT RECORDED IN THE OFFICE OF THE R.M.C. FOR GREENVILLE COUNTY IN PLAT BOOK BB AT PAGE 95 AND HAVING THE FOLLOWING METES AND BOUNDS TO-WIT:

BEGINNING AT A POINT ON THE WEST SIDE OF WOODLAND WAY CIRCLE, JOINT CORNER OF LOTS 1 AND 2 AND RUNNING THENCE ALONG THE WEST SIDE OF WOODLAND WAY CIRCLE N. 26-50 W. 75.05 FEET TO A POINT ON THE LINE OF THE PROPERTY HERETOFORE CONVEYED BY PHILIP E. GREEN TO NELLE M. GRIFFIN BY DEED DATED OCTOBER 18, 1960 AND RECORDED IN THE OFFICE OF THE R.M.C. FOR GREENVILLE COUNTY IN DEED BOOK 661 AT PAGE 271 AND RUNNING THENCE WITH THE GRIFFIN LINE, S. 61-00 W. 299 FEET THROUGH LOT No. 1 TO A POINT ON HEMLOCK DRIVE; THENCE S. 29-02 E. 125 FEET TO A POINT MIDWAY OF LOT No. 2; THENCE THROUGH THE CENTER OF LOT No. 2, N. 61-00 E. 294 FEET, MORE OR LESS, TO A POINT ON THE WEST SIDE OF WOODLAND WAY CIRCLE; THENCE ALONG THE WEST SIDE OF WOODLAND WAY CIRCLE N. 26-50 W. 50.05 FEET TO THE POINT OF BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO GORDON L. ZUCKER AND PHOEBE SUE ZUCKER BY PHILIP E. GREEN BY DEED DATED AUGUST 22, 1966.

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.

Paid and satisfied this 4th day of October, 1966.

P. E. Green

Witness - D. R. Hendrix

Sandra S. Sprigg

SATISFIED AND CANCELLED OF RECORD

14 DAY OF *Oct.* 1966

Allie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT *9:14* O'CLOCK *A.* M. NO. *9945*