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BOOK 1092 PAGE 491

MORTGAGE OF REAL ESTATE--Offices of MANN & BRISSEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Mildred S. Center,

(hereinafter referred to as Mortgagor) is well and truly indebted unto John H. Wood

(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

One Thousand Four Hundred and No/100 ----- Dollars (\$ 1,400.00) due and payable

Due and payable at the rate of Seven Hundred and No/100 (\$700.00) per year with the right to anticipate at any time without penalty.

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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

All that piece, parcel or tract of land in Saluda Township, Greenville County, State of South Carolina, containing 34.25 acres, more or less, and being shown as Part "A" on a plat of survey of Property of Leonard Wood made by Dan E. Collins, R. L. S., December 30, 1965, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a post on S. C. Highway 23-177 at the corner of property now or formerly belonging to Morgan and running thence S. 66-00 E. 1003 feet to a stone and iron pin; thence in a southwesterly direction through a new iron pin 900 feet, more or less, to a chestnut; thence N. 79 W. 495 feet to a P. O. W. T.: formerly stone, thence S. 22-00 W. 125.4 feet to a stone; thence along Lindsey's line N. 68 W. 544.5 feet to a stone; thence S. 68 W. 660 feet, more or less, to an iron pin in the center of a black-top road; thence along the center of said black-top road as the line and following the curvature thereof, the chords being N. 1-00 W. 146 feet, N. 9-00 W. 100 feet, N. 9-00 E. 100 feet, N. 15-00 E. 100 feet, N. 9-20 E. 61 feet, and N. 1-00 W. 100 feet, to an iron pin; thence N. 78-15 E. 461 feet to a point; thence along S. C. Highway 23-177 N. 62-40 E. 400 feet and N. 67 E. 500 feet to the beginning corner.

This is a second mortgage, being junior in lien to that certain mortgage given to C. S. Fox dated December 4, 1967 in the original amount of \$1500.00 recorded in the R. M. C. Office for Greenville County in Mortgage Book 1078, at Page 191.

This note and mortgage shall bear no interest.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 4 PAGE 141

SATISFIED AND CANCELLED OF RECORD

[Signature] 1969

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

AT 2:00 O'CLOCK P.M. ON 15th DAY