

MORTGAGE OF REAL ESTATE FILED BY RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } JUN 14 4 30 PM '68  
 COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE

Ollie Farnsworth  
 To All Whom These Presents May Concern:

Whereas: Elizabeth C. Carter

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mildred G. Wood and Paul M. 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 ----- Four Thousand, Three Hundred Eighty Four and No/100 -----Dollars (\$4,384.00 )

It is agreed that Elizabeth C. Carter can pay as much as she can on this note and mortgage before January 1, 1969 with no interest on the payments made before January 1, 1969. On January 1, 1969 any amount remaining due under this note and mortgage is due and payable with payments to be agreed to between the parties at that time,

with interest thereon from date at the rate of Six (6%) 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, Austin Township, being a portion of unnumbered tracts and shown by plat of SPRING FOREST and having, according to recent survey entitled "Property of Paul M. Wood", prepared by Robert Jordan, Registered Surveyor, dated May 9, 1968, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Harts Lane and running thence with property of Rumsey N. 9-55 W. 781 feet to a water oak; thence along property of Holland S. 85-05 E. 146 feet to an iron pin; thence continuing with property of Holland S. 82-00 E. 312 feet to an iron pin; thence continuing with property of Holland N. 79-00 E. 97.8 feet to an iron pin; thence with other property of Mortgagees herein (Tract No. 2) S. 9-40 E. 591.2 feet to a railroad spike in the center of Harts Lane; thence with the center line of Harts Lane S. 75-11 W. 294.4 feet to a nail and cap; thence S. 72-58 W. 200 feet to a nail and cap; thence S. 68-04 W. 41.5 feet to a nail and cap, the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 in full this 7th day of January 1970.*

*Mildred G. Wood  
 Individually and as Executrix of the  
 Estate of Paul M. Wood*

*Witness Anne S. Alcaine*

SATISFIED AND CANCELLED OF RECORD  
 11 DAY OF Feb 19 70  
 Ollie Farnsworth  
 R. M. C. FOR GREENVILLE COUNTY, S. C.  
 AT 2:40 O'CLOCK P. M. NO. 17778