

MORTGAGE OF REAL ESTATE OFFICE OF REC'D & FILED Attorneys at Law, Greenville, S. C.

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GREENVILLE CO. S. C.  
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BOOK 1147 PAGE 605

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
LIE FARNSWORTH  
R. H. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, JAMES A. WOOD and PATRICIA B. WOOD

(hereinafter referred to as Mortgagor) is well and truly indebted unto MAMIE T. 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 Twenty Seven Hundred and no/100 -----

Dollars (\$ 2700.00 ) due and payable

\$100.00 per month beginning February 15, 1970, and a like amount each month thereafter until paid in full.

after maturity

with interest thereon ~~XXXXX~~ at the rate of 8% 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, and being the greater portion of Lot 15 as shown on a plat of the property of J. T. Merritt and C. W. Wood dated January 28, 1960, and recorded in the R. M. C. Office for Greenville County in Plat Book UU, Page 80, said lot fronting 100 feet on the easterly side of Eunice Drive, reference to said plat being craved for a more particular description.

ALSO: All that other piece, parcel or strip of land adjoining the above described lot and situate between the rear of lots 15 and 16 and a branch as shown on said plat and having the approximate metes and bounds, to-wit:

BEGINNING at an iron pin at the rear corner of lot 15, the same being the southeasterly corner and running thence with the rear line of lot 15, N. 9-28 W., 163.3 feet to an iron pin, the joint rear corner of lots 15 and 16; thence with the rear line of lot 16, N. 11-56 W., 108.7 feet to an iron pin; thence S. 88-47 E., 8 feet, more or less, to a point in center of branch; thence down and with the center of said branch, 280 feet, more or less, to a point; thence N. 73-00 W., 20 feet, more or less, to 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.