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BOOK 1151 PAGE 89

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARNSWORTH  
R. M. G.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Hix H. Jones and Frances A. Jones,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wooten Construction Company, Inc., its successors and assigns forever,

(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 Eighteen Thousand Two Hundred Nineteen and Sixty/100 Dollars (\$18,219.60) due and payable

in one-hundred eighty (180) successive monthly installments of One Hundred One and Twenty-Two/100 (\$101.22) Dollars each. Interest being computed in said payments.

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid: \_\_\_\_\_ at maturity

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, situate, lying and being on the South-western side of Chestnut Avenue in the Town of Greer, County of Greenville, being known and designated as Lot No. 76 as shown on a plat of Burgess Hills, Plat No. 1, prepared by Piedmont Engineering Service, dated January 21, 1951, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book Y at pages 96 and 97, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southwestern side of Chestnut Avenue at the joint front corner of Lots Nos. 75 and 76, and running thence with the line of Lot No. 75 S. 16-17 W. 180 feet to an iron pin; thence N. 73-43 W. 80 feet to an iron pin at the joint rear corner of Lots Nos. 76 and 77; thence with the line of Lot No. 77 N. 16-17 E. 180 feet to an iron pin on the Southwestern side of Chestnut Avenue; thence with the Southwestern side of Chestnut Avenue S. 73-43 E. 80 feet to the point of beginning.

Together with all and singular rights, members, herditaments, 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.

This Mortgage Assigned to I.D.S. Homes Corporation  
on 26<sup>th</sup> day of March 1970. Assignment recorded  
in Vol. 1153 of R. E. mortgages on Page 205.