

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE, S.C.  
MORTGAGE OF REAL ESTATE

BOOK 1153 PAGE 237

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R. H. C.

WHEREAS, WILLIAM L. BODIN AND VIRGINIA M. BODIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto WOOTEN CORPORATION OF WILMINGTON

(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 Four Hundred Forty-Two and 99/100

Dollars (\$ 4,442.99 ) due and payable

\$41.00 per month commencing May 1, 1970, with the final payment due April 1, 1985.

with interest thereon from date at the rate of Eight (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, in the City of Greenville, being known and designated as Lot No. 10 on Plat of Northwood Subdivision, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "J", Page 102 and 103, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Southwestern intersection of Parkwood Avenue and Gallivan Avenue (formerly Boxwood Road) and running thence along Parkwood Avenue, S. 19-30 W. 212 feet to a point in the center of a branch; thence with the branch as the line, the traverse line being N. 66 W. 66.2 feet to a point in the center of the said branch; thence N. 19-30 E. 200 feet to an iron pin on Gallivan Avenue joint front corner Lots 10 and 11; thence along Gallivan Avenue S. 71-32 E. 66 feet to an iron pin, 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.