

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 31 1964 10 28 PM '64
OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1185 PAGE 197

MORTGAGE OF REAL ESTATE

WHEREAS, THE WOOD MORTUARY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto DR. M. L. LANFORD

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **EIGHTY FIVE THOUSAND AND NO/100** Dollars (\$ 85,000.00) due and payable as provided in said Note

with interest thereon from date at the rate of six per centum per annum, to be paid: as stated in said Note

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 Greer, located at the northwesterly corner of the intersection of North Avenue and West Poinsett Street, and being described as follows according to a plat prepared for Dr. M. L. Lanford, et al, by John A. Simmons, Surveyor, dated July 16, 1964:

BEGINNING at a cross in the sidewalk on the northwesterly edge of North Avenue, corner of property of Richard H. Wood, Sr., and running thence along the edge of the sidewalk on North Avenue, S. 16-10 W. 328.8 feet to a cross in the sidewalk at the intersection of North Avenue and West Poinsett Street; thence along the sidewalk on West Poinsett Street, N. 73-04 W. 151.6 feet to an iron pin; thence N. 70-41 W. 80 feet to an iron pin on said sidewalk at the corner of property of Virginia Dobson Dillard; thence N. 18-53 W. 213.2 feet to an iron pin on the line of property of Dr. M. L. Lanford; thence S. 70 E. 17.8 feet to an iron pin; thence N. 16-10 E. 124.2 feet to a cross in a concrete driveway on the southerly edge of Westmoreland Avenue; thence along the edge of Westmoreland Avenue, S. 70 E. 104 feet to an iron pin at the corner of property of Richard H. Wood, Sr.; thence along said Wood property, S. 16-10 W. 124.2 feet to an iron pin; thence S. 70 E. 100 feet to the point of beginning.

This mortgage is executed to secure the purchase price of a portion of the subject property, as well as advances to be made in the future for the purpose of improving such property.

A portion of the subject property is subject to a mortgage held by M. L. Lanford, Substitute Trustee, in the original amount of \$50,000.00 recorded in Mortgage Book 981 at page 155.

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.