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BOOK 1211 PAGE 285

STATE OF SOUTH CAROLINA OLLIE FARNSWORTH  
COUNTY OF GREENVILLE R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIS CREAMER AND GRACE R. CREAMER

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. MACK WOODS

(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 -----  
SEVEN THOUSAND SEVEN HUNDRED AND NO/100THS----- Dollars (\$7,700.00-----) due and payable

AS SET FORTH IN SAID NOTE

with interest thereon from date at the rate of seven and one-half per centum per annum, to be paid: semiannually.

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, Oaklawn Township, containing 1.1 acre, more or less, on the Woodside-Sandy Springs Road, as shown on a plat prepared by A. E. Thompson, Surveyor, on June 2, 1954, and having according thereto the following courses and distances, to-wit:

BEGINNING at an iron pin on the aforesaid Road and running thence along said Road N. 39-30 E. 122 feet to an iron pin; thence S. 49-30 E. 234 feet to an iron pin; thence S. 17-00 W. 148 feet to an iron pin; thence S. 80-30 W. 155 feet to an iron pin; thence N. 15-15 W. 229 feet to the point of beginning.

BEING the same property described in Deed Book 501 at Page 514.

ALL that certain piece, parcel or lot of land situate, lying and being in Oaklawn Township, Greenville County, South Carolina, containing 5.34 acres, more or less, as shown on a plat of Willis Creamer Property prepared by C. O. Riddle, RLS, on September 24, 1971, and having the following courses and distances, to-wit:

BEGINNING at an old iron pin located 61.5 feet South of a railroad spike in the center of Richey Road, and running thence along the line of Willis and Grace Creamer Property S. 15-29 E. 166.8 feet to an iron pin; thence S. 15-47 E. 418.5 feet to an iron pin; thence along the line of Martin Property S. 44-00 W. 230 feet to an iron pin; thence along a new line through the Burns Property N. 55-52 W. 533.2 feet to a nail in the center of said road; thence along the center of said road N. 41-26 E. 393.6 feet to a nail; thence N. 41-00 E. 180 feet to a nail; thence S. 89-15 E. 64 feet 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.