

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Mann, Mann, Ashmore & Briscoe, Attorneys at Law, Justice Building, Greenville, S. C.

BOOK 1213 PAGE 631

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE .

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles T. Wood and Lafane W. Wood

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 Twelve Thousand and no/100 * * * * *

* * * * * Dollars (\$ 12,000.00) due and payable \$243.32 on the Sixteenth day of each and every month hereafter, beginning December 16, 1971; payments to be applied first to interest, balance to Principal, with the privilege to anticipate payment at anytime without penalty,

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, City of Greenville, on the western side of Windfield Road, being known and designated as Lot No. 6, as shown on a Plat of Section A, Gower Estates, made by Dalton & Neves, January, 1960, and recorded in the R. M. C. Office for Greenville County, in Plat Book QQ, at Pages 146 and 147, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Windfield Road, said pin at the joint front corner of Lots 5 and 6; and running thence with the common line of said Lots S. 74-17 W. 203.9 feet to an iron pin; thence S. 31-42 W. 108 feet to an iron pin; thence S. 83-18 E. 69.9 feet to an iron pin; thence with the line of Lot 7 N. 73-01 E. 218.7 feet to an iron pin on the western side of Windfield Road; thence with the western side of said Road N. 15-50 W. 95 feet to an iron pin, the point of beginning.

This mortgage is junior in lien to a mortgage given to Fidelity Federal Savings & Loan Association, June 7, 1965, which mortgage is recorded in the R. M. C. Office for Greenville County, in Mortgage Book 997, at Page 16.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.