

MORTGAGE OF REAL ESTATE  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
MAY 25 10 32 AM '77  
OLLIE FARNSWORTH  
R. M. C.

WALKER, TODD & MANN, ATTORNEYS AT LAW, GREENVILLE, S. C.  
MORTGAGE OF REAL ESTATE  
BOOK 1234 PAGE 533

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM M. WOOD AND EDWARD LAWHORN

(hereinafter referred to as Mortgagor) is well and truly indebted unto EFFIE C. McCLELLAN

(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

Fourteen Thousand and No/100ths Dollars (\$14,000.00) due and payable

\$100.00 on July 1, 1972 and a like payment on the first day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of 5% per centum per annum, to be paid: annually on each anniversary day of this mortgage

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, Greenville Township, known and designated as Lot No. 6 of Blocks C & D of Highland Subdivision and having, according to plat prepared by Wm. D. Neves dated February, 1920 and recorded in the Office of the R.M.C. for Greenville County in Plat Book E, at page 209, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Washington Avenue at the joint front corner of Lot Nos. 6 and 8 and running thence with the joint line of Lot Nos. 6 and 8 in an easterly direction 200 feet to an iron pin at the joint rear corner of Lot Nos. 6, 8, 7 and 9; thence with the rear line of Lot Nos. 6 and 7 in a southerly direction 80 feet to a point located in the rear line of Lot No. 3; thence in a westerly direction 200 feet to an iron pin on the East side of Washington Avenue; thence with the East side of Washington Avenue, 80 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 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.