

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.

BOOK 1248 PAGE 641

SEP 12 10 29 AM '72 MORTGAGE OF REAL ESTATE

ELIZABETH REDDALL WHOM THESE PRESENTS MAY CONCERN:  
R.M.C.

WHEREAS, we, John Larry Wells & Reba S. Wells

(hereinafter referred to as Mortgagor) is well and truly indebted unto Nancy H. Southerlin

(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

-----Thirteen Thousand & No/100----- Dollars (\$ 13,000.00 ) due and payable  
in fifteen (15) years, at the rate of One Hundred Nine & 72/100 (\$109.72)  
Dollars for One Hundred Eighty (180) consecutive payments (monthly)

with interest thereon from date at the rate of 6% per centum per annum, to be paid:

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, Highland Township, on the West side of the hard surface road leading from Tigerville to Tiger Church, and being a portion of the land conveyed to Luna F. Stroud by W. H. Stroud and J. A. Stroud by Deed dated June 17, 1939, recorded in Vol. 211, at page 285, RMC Office for Greenville County, and bounded by lands of B. F. Neves, Stroud, and others, and the said hard surface road on the East, and containing twenty-four (24) acres, more or less, and being a portion of the same land devised to W. H. Stroud and J. A. Stroud in the last will of D. B. Stroud, deceased, now on file in the Office of Judge of Probate for Greenville County and for a more complete and definite description of the said tract reference is hereby made, to Item Two (2) in the last will of D. B. Stroud, deceased, Apartment 245, Folder 6 in the Records of the Probate Court of Greenville County, This is the same property conveyed to Nancy H. Southerlin by Deed of Luna F. Stroud on 11/23/40, being recorded in the RMC Office for Greenville County, State of South Carolina, in Book 228, Page 28.

ALSO, all that piece, parcel or lot of land in Highland Twp. G'ville County State of S. C., lying on the north side of S.C. Highway No. 414 about  $\frac{1}{4}$  mile West of Tyger Church and containing 0.18 Acre, more or less, and having the following metes and bounds: Beginning at a nail in center of SC Highway No. 414 Tugaloo Rd. at T. P. Wood's line and running thence N. 3-00 E. 192.5' to an I.P. on bank of old Tugaloo Rd., old corner; thence S. 47-30 E. 104' over an I.P. on ROW to a nail in Center of Highway No. 414; thence along center of highway S. 35-45 W. 151.4' to beginning corner. This lot of land is part of the same conveyed to T. S. Stroud by D. B. Stroud on 10/7/22, recorded in RMC Office, Vol. 78, Page 366. Also, this property is the same conveyed to Nancy H. Southerlin by Deed of T. S. Stroud on 5/19/64, recorded in RMC Office in Book 751, Page 26.

ALSO, all that piece, parcel or lot of land in Highland Twp., G'ville Cte., State of S.C., lying on the northwest side of Tugaloo Rd.,  $\frac{1}{4}$  mile S.W. of Tyger Baptist Church property and being all of land of T. P. Wood northeast of Nancy H. Southerlin's Entrance Road to T. S. Stroud's line, and contains 0.7 Acre, more or less, having the following metes and bounds: BEGINNING at iron pin corner of T. S. Stroud's land an old location of Tugaloo Road and running thence S. 3-00 W. 191.5' to nail in center of Tugaloo Road, S. C. Highway No. 414; thence along center of highway S. 36-00 W. 146' to nail at center of road to residence of Nancy H. Southerlin; thence along center of drive-way N. 40-49 W. 166.5' to nail; thence N. 48-00 E. 277.6' to beginning corner.

This lot of land is part of the land conveyed to T. P. Wood by Carl A. Neves, Executor of B. F. Neves Estate, Deed recorded in RMC Office, Vol. 247, Page 172. Also, this is the same property conveyed to Nancy H. Southerlin by Deed on 4/16/64, being recorded in RMC Office for County & State aforesaid, in Book 747, at Page 441.

Together with all and singular rights, members, herditaments, 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.