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GREENVILLE CO. S. C.

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BOOK 1272 PAGE 813

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

*ra*  
WHEREAS, JAMES LLOYD BAILEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto RICHARD D. WOOTEN

(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 FIVE THOUSAND NINE HUNDRED AND NO/100-----

-----Dollars (\$5,900.00) due and payable  
at the rate of Fifty-One and 63/100 (\$51.63) Dollars on the 11th day  
of March, 1972 and Fifty-One and 63/100 (\$51.63) Dollars on the 11th  
day of each month thereafter until paid in full,

with interest thereon from date at the rate of 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, in or near the Town of Simpsonville and being shown and designated as Lot No. 151 on plat of Woodside Mills Village, recorded in the RMC Office for Greenville County in Plat Book GG, at Page 5, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southern side of Fourth Street and running thence S 24-50 W 161.5 feet to center of a branch; thence with the branch as a line, the traverse of which is S 55-26 W 77.8 feet to an iron pin; thence N 24-50 E 174.7 feet to an iron pin on the southern side of Fourth Street; thence with the southern side of said Fourth Street N 65-10 E 77 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagor by deed of Mortgagee dated March 28, 1973 to be recorded in the RMC Office for Greenville County and is given to secure a portion of the purchase price. This mortgage is further given as substitute security for that certain promissory note from the Mortgagor to the Mortgagee dated March 11, 1972.

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.