

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JUN 7 4 30 PM '74
DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H. M. WOOTEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JACK J. 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 -----

NINETEEN THOUSAND AND NO/100THS----- Dollars (\$ 19, 000. 00) due and payable

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE at the rate of EIGHT per centum per annum, to be paid ANNUALLY.

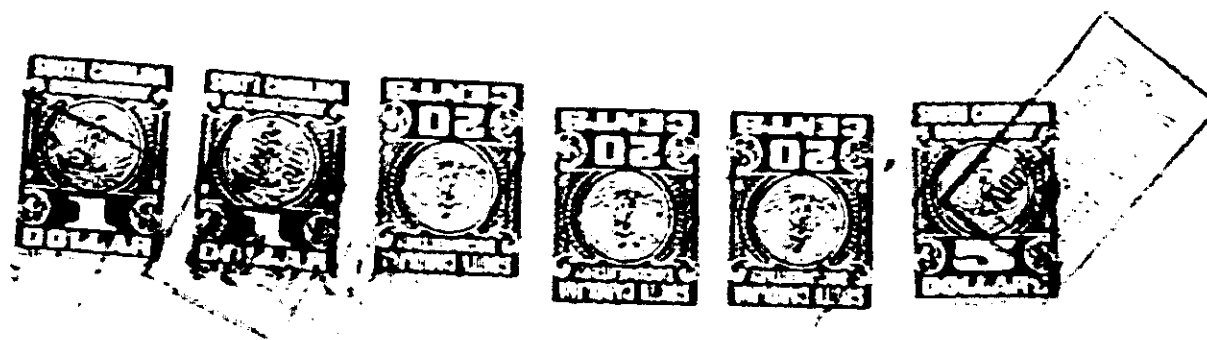
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, containing fifty (50) acres, more or less, as shown on a plat of Jack J. Wooten Property, prepared by Webb Surveying and Mapping Co, on February 28, 1973, and having according thereto, the following courses and distances, to-wit:

BEGINNING at an iron pin located about 1,650 feet East of State Road No. 129 at the Southwestern corner of said tract, and running thence with a branch as the line N. 89-16 E. 676.1 feet to an iron pin; thence S. 61-51 E. 155 feet to an iron pin; thence S. 49-57 E. 528 feet to an iron pin; thence N. 42-40 E. 742 feet to an iron pin; thence N. 10-59 W. 758.9 feet to an ipo and stone; thence N. 78-00 W. 330 feet to an iron pin; thence S. 84-41 W. 1,478.9 feet to an ipo; thence N. 79-39 W. 218.3 feet to an ipo and stone; thence S. 55-49 W. 560.6 feet to an ipo; thence along a new line in a Southeastern direction 1,050 feet, more or less, to the point of beginning.

THIS Mortgage being junior to a certain Mortgage in favor of The Federal Land Bank of Columbia in the original amount of \$19,000.00, recorded on March 16, 1973, in the RMC Office for Greenville County in Mortgage Book 1269 at Page 808.



Together with all and singular rights, members, appurtenances, and appertinances 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 installed, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures and appurtenances 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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and lawfully authority to sell, convey or assign the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee covenants to warrant and forever defend all and singular the said premises unto the Mortgagee hereunder, and against the Mortgagee and all persons who may ever lawfully claim the same or any part thereof.

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