

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

12 20 12 57 PM '74
J. J. STAMMERLEY
R.M.C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, W. P. Wood and T. P. Wood

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter A. Dill

(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 Twenty-Three Thousand Seven Hundred Eighty-One Dollars and 45/100- - - - - Dollars (\$23,781.45) due and payable in two (2) equal yearly installments of Eleven Thousand Eight Hundred Ninety Dollars and Seventy-Three (\$11,890.73) Cents each, the first installment due on the 2nd day of January, 1974; and the final installment due on the 2nd day of January, 1975

with interest thereon from date at the rate of 7% 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, Highland Township, consisting of 48 acres, more or less, bound on the north by lands now or formerly belonging to Hart Beacham, on the east by lands now or formerly of John T. Crain Estate, on the west by lands now or formerly of the John T. Crain Estate and lands conveyed to E. C. Hightower by the devisees of said Estate, and on the south by the South Tyger River and lands now or formerly belonging to Manly.

The above-described lands are made up of two tracts mentioned in the Last Will and Testament of John Thomas Crain and Rachel Elizabeth Crain, and being the lands specifically devised to Hester E. C. Dill, said lands being described as a tract containing 40 acres, more or less, and a tract containing 8 acres, more or less.

Reference is hereby carved to Judgment Roll No. L-10,957 in the Office of the Clerk of Court for Greenville County, South Carolina, and also to deed recorded in the R.M.C. Office for Greenville County, South Carolina, in Dees Book 990, at Page 549.



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.

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