

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUL 27 12 56 PM '75  
WILLIE S. TANNER, CLERK  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Leroy Wood and L. C. Wood

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jessie Wood

(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 **thirty-six hundred and no/100**-----

----- Dollars (\$ 3,600.00 ) due and payable  
at the rate of one hundred dollars (\$100.00) per month hereafter until  
paid in full, the first payment to be due July 24, 1975, and the remaining  
payments to be due on the 24th day of each and every month thereafter  
until paid in full,  
with interest thereon from maturity at the rate of **eight** 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, containing 13.54 acres, more or less, bounded on the north by Rock Creek, on the east by property of R. Smith and Barksdale, on the south by property of B. L. Cunningham and Albert Wood and on the west by property of David Wood, and according to a survey by Wolfe and Huskey, Inc., Engineers, dated May 5, 1973, having the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint front corner of property of Henry Wood and property of Nelson & Dorothy Barksdale and running thence S. 21-12 E. 441 feet to an iron pin, corner of Albert Wood property; thence N. 80-42 W. 315 feet to an iron pin; thence S. 21-12 E. 315 feet to an iron pin; thence N. 80-42 W. 509.7 feet to an iron pin; thence N. 38-16 W. 473 feet to a point ~~in Rock Creek~~ in a branch; thence with said branch as the line, N. 07-51 E. 375 feet to a point in Rock Creek; thence with said Rock Creek as the line, the following distances and courses: N. 47-30 E. 185 feet, N. 82-30 E. 112 feet, and N. 86-11 E. 195 feet to a point in said Creek; thence S. 21-12 E. 425 feet to an iron pin; thence N. 68-48 E. 200 feet to an iron pin, the point of beginning.

This is a second mortgage and junior in lien to that mortgage given Transouth Financial Corporation recorded in the R. M. C. Office for Greenville County in Mortgage Book 1319 at page 787.



MADE  
BY R  
M. C. OFFICE

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 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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