

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SEP 16 12 21 PM '75
CORRE S. TAMMERSLEY
R.M.C.

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

WHEREAS, JULE POSLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto MURIEL J. WOODS

(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 EIGHT-THOUSAND FIVE-HUNDRED

and no/100 Dollars (\$8,500.00) due and payable

Ten (10) years after the date hereof, unless extended by mutual consent,

with interest thereon from October 18, 1975 at the rate of 8-1/2 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:

those two adjoining parcels of land
"All that certain piece of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE on the southeastern side of Fairfield Road, containing together 2.0463 acres, more or less, and described as follows:

PARCEL 1 (0.953 acres, more or less)

All that parcel of land, in the County and State above mentioned, shown as a 0.953 acre (more or less) parcel on a plat entitled "Estate of Eula Croft Valentine", made by Dalton & Neves, Engineers, August, 1974, and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the southeastern side of Fairfield Road 292.7 feet from the intersection of Tower Drive and Fairfield Road, and running thence with Fairfield Road S. 76-36 W. 155 feet to an iron pin; thence S. 14-13 E. 337.6 feet to an iron pin on Whiller Drive; thence N. 62-08 W. 209 feet to an iron pin; thence N. 14-41 W. 199.7 feet to the beginning.

PARCEL 2 (1.093 acres, more or less)

All that parcel of land, in the County and State above mentioned, shown as a 1.093 acre (more or less) parcel on a plat entitled "Estate of Eula Croft Valentine", made by Dalton & Neves, Engineers, August, 1974, and having according to said plat, the following metes and bounds:

Beginning at an iron pin on the southeastern side of Fairfield Road 447.7 feet from the intersection of Tower Drive and Fairfield Road (being the joint front corner of this parcel and of Parcel 1 described above) and running thence with Fairfield Road S. 76-36 W. 75.4 feet to an old iron pin; thence S. 0-12 E. 46 feet to an old iron pin thence N. 85-05 E. 77 feet to an old iron pin (on the line of South Forest Estates Subdivision); thence S. 11-01 E. 385.6 feet to an old iron pin; thence N. 62-08 W. 157.5 feet to an iron pin (being the joint rear corner of this parcel and of Parcel 1 described above); thence N. 14-31 W. 337.6 feet to the beginning.

The two plats referred to are separate and distinct plats.

This is a portion of the property of the late Eula Croft Valentine, whose estate is of record in the Probate Court for Greenville County in Apartment 1315, File 6.



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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