

SEP 21 2 19 PM '76
DONNIE S. TANKERSLEY
R.H.C.

BOOK 1378 PAGE 267

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, I, Cohen Satterfield

(hereinafter referred to as Mortgagor) is well and truly indebted unto Irene M. 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 **Thirteen Thousand Four Hundred Ninety and NO/100**

Dollars (\$13,490.00) due and payable in monthly installments of Two Hundred Seventy Three and 54/100 (\$273.54) Dollars each, first payment due and payable on the 20th day of October, 1976, and to continue on the 20th day of each and every month thereafter until paid in full. As part of the consideration hereof, agrees to pay the sum of \$2,000.00 as liquidated damages in the event that indebtedness paid off prior to five years at the option of the mortgagee, with interest thereon from date at the rate of eight 8% per centum per annum, to be paid in said monthly installments.

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:

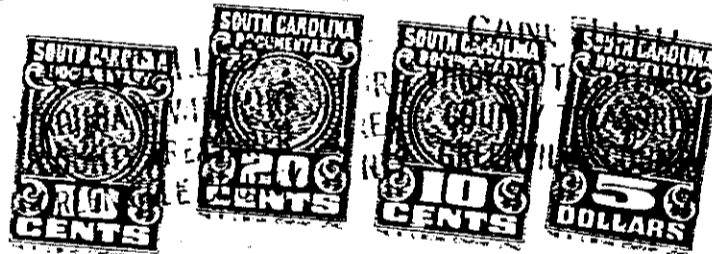
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Butler Township, being shown and designated as 4.0 acres, more or less on plat entitled "Property of Cohen Satterfield", said plat to be recorded this date and reference made to said plat for a more complete and accurate description as to metes, bounds, courses and distances.

This is that same property conveyed to Cohen Satterfield by deed of Irene M. Wood to be recorded in Deed Book 1043 page 213, RMC Office for Greenville County, herewith of even date

THIS IS A PURCHASE MONEY MORTGAGE

S. 5.40



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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