

GREENVILLE CO. S.C.

1391 292

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

719 Central Hill
Greenville S.C. 29605

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James C. Prease, Sr. and Mable Prease

(hereinafter referred to as Mortgagor) is well and truly indebted unto James H. Woodside

(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 Four thousand and NO/100

-----Dollars (\$ 4,000.00) due and payable
as follows: \$81.11 on the first (1st) day of April, 1977, and \$81.11 on the
1st day of each month of each year thereafter until paid in full.

with interest thereon from date at the rate of 8% 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:

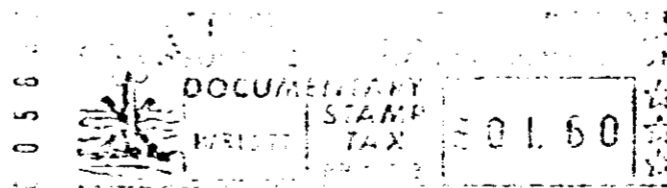
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being known and designated as 103 Trescott Street, and being more particularly described as follows:

Beginning at a point on the East side of Trescott Street, (formerly Baby Street), eighty feet from the corner of Oscar Street, and running thence along Trescott Street seventy feet to corner of A.B. Davis lot; thence along Davis line at right angles with said street two hundred and ten feet to a corner, thence on line parallel with Trescott Street seventy feet, thence in a straight line two hundred and ten feet to the beginning corner containing one-third of an acre, more or less.

There is excluded from the above described property that portion of same which was conveyed by Susie Dawkins at.al. to Thomas Merritt at.al. by Deed recorded in the RMC Office for Greenville County, State of South Carolina, on November 24, 1922 in Deed Book 93 at Page 13.

a portion of
This being/the same property conveyed to the Mortgagors by Deed of John H. Dawkins at.al. by Deed recorded in the RMC Office on June 13, 1966 for Greenville County, State of South Carolina in Deed Book 800 at Page 67.



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.

5620

438 RV-2