

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 1397 PAGE 50

3 35

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Walter H. Wooten and Lola H. Wooten

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 **Nine Thousand Seven Hundred Twenty-seven and 80/100**-----Dollars (\$ 9,727.80 ) due and payable

in sixty (60) equal monthly installments of One Hundred sixty-two and 13/100 (\$162.13) Dollars each, the first payment being due June 15, 1977, and a like amount each month thereafter until paid in full,

with interest thereon from date at the rate of **7% add-on** per centum per annum, to be paid: included in monthly payment.

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, on the north side of Blackberry Valley Road, being shown and designated as two adjoining tracts containing 0.85 acres, more or less, and 0.50 acres, more or less, on plat of property owned by Julius (Junius) Farr by John C. Smith, Reg. L.S. dated August 26, 1963, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Blackberry Valley Road at the intersection of Blackberry Valley Road and Hooper Creek and running thence along Blackberry Valley Road S. 62-50 E. 223 feet to a point; thence leaving said road and running N. 31-40 E. 68.6 feet to a point; thence N. 03-30 W. 72.7 feet to a point; thence N. 45-00 E. 250.8 feet to a point in Hooper Creek; thence with the creek as the line N. 66-30 W. 105.6 feet; thence continuing with the creek S. 80-00 W. 73.7 feet; thence continuing with the creek in a southwesterly direction 326.7 feet, more or less, to the point of beginning.

THIS being the same property conveyed to Walter H. Wooten by deed of Joe H. Murray, William H. Farr and Mildred Holcombe Farr, recorded in the R.M.C. Office for Greenville County, on October 20, 1967, in Deed Book 831 at page 191; being the same property Walter H. Wooten conveyed a one-half interest to Lola H. Wooten on October 25, 1967, recorded on October 26, 1967, in Deed Book 829 at 407.

Together with all and singular rights, members, herditaments, 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.

0.050

4328 RV-2