

MORTGAGE OF REAL ESTATE

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GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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DORNE
TANKERSLEY
R.M.C.

WHEREAS, **Winston F. Woodward**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **First National Bank of South Carolina**

(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 **Twenty Eight Thousand and no/100ths** Dollars (\$28,000.00) due and payable

on **May 28, 1981**, with obligor to have the option of amortizing the principal and accrued interest over five years from date of maturity,

with interest thereon from **date** at the rate of **18%** 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:

"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**

ALL that lot of land in the State of South Carolina, County of Greenville in Gantt Township, (being known as the greater portion of a lot number 2 as shown on the plat of Property of W.P. Kerns dated August 8, 1941 and recorded in Plat Book B, at page 151) and having according to road plans, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of White Horse Road, said pin being 15 feet, S 55-15 E. from the joint front corner of Lot No. 1 and No. 2 and running thence N. 55-05 E. 150 feet; thence S. 55-15 E. 85 feet to the joint rear corner of Lots 2 and 3; thence S 55-05 W. 150 feet to a point in or near White Horse Road; thence with said road, N. 55-15 W. 85 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Murray F. Woodward dated August 21, 1968 and recorded in the R.M.C. Office for Greenville in Deed Book 1108 at page 170.

GCTO --- 1 MR 281 1314
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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 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.

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