

FILED 20. S. C. GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JAN 28 4 44 PM '81
S. TANKERSLEY
R.M.C.

1533 655
203: 1534 975

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

WHEREAS, We, Ronnie C. Woodie & Deborah A. Woodie

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

Four Thousand Two Hundred Thirty and 36/100-----Dollars (\$ 4,230.36) due and payable

In accordance with terms of note of even date herewith.

including interest thereon from date hereof at the rate of 15.99 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 Lot 9 on plat of Yown Estates which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4N at Page 65 and having metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 9 and 10 and running thence along the common line, N. 87-31 W. 125 feet to an iron pin in the rear line of Lot 6; thence turning and running along the rear line of Lot 6, N. 16-44 E. 84.6 feet to an iron pin at the joint rear corner of Lots 6, 7 and 9; thence running along the rear line of Lot 7, N. 54-44 E. 80 feet to an iron pin; thence running along the rear line of Lot 8, S. 85-48 E. 41 feet to an iron pin on the Western side of Cole Road; thence turning and running along the Western side of Cole Road, S. 2-29 W. 130 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors by deed of Dempsey Real Estate Company, Inc. recorded in the R.M.C. Office for Greenville County in Deed Book 1061, page 576 on August 1, 1977.

This mortgage is junior in lien to that certain mortgage executed in favor of Carolina Federal Savings & Loan Association recorded in the R.M.C. Office for Greenville County on August 1, 1977 in Real Estate Mortgage Book 1405, page 663.

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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