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T.R.S (STATE OF SOUTH CAROLINA  
29690 COUNTY OF GREENVILLE

OFFICE OF THE REGISTER OF DEEDS  
S.C.

1547 PAGE 148

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

WHEREAS, EUGENE CHARLES ADAMS AND GINGER C. ADAMS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JACK J. WOOTEN AND PHYLLIS L. WOOTEN

(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 -----

THIRTY-FOUR THOUSAND FIVE HUNDRED AND NO/100THS-----Dollars (\$ 34,500.00----) due and payable  
DUE AND PAYABLE IN 360 EQUAL MONTHLY INSTALLMENTS OF \$302.77, BEGINNING SEPT. 1, 1981,  
AND CONTINUING ON THE FIRST DAY OF EACH MONTH THEREAFTER UNTIL PAID IN FULL; NO PENALTY  
IS PROVIDED FOR EARLY PAYMENT, AFTER FIVE (5) YEARS FROM DATE,

with interest thereon from date at the rate of TEN (10%) 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, City of Greenville, being known and designated as the Eastern portion of Lot 22, Section B, on plat of property of Stone Land Co., recorded in Plat Book A at Page 341, and an additional 8 feet to the rear as hereinafter explained and having the following metes and bounds:

BEGINNING at an iron pin in the center of the front line of Lot 22, Section B, which point is approximately 163.8 feet East of the intersection of Robinson Street, and running thence on a line through center of Lot 22, N. 1-41 E. 208 feet to a stake in the center of a former alley; thence along center of the alley, S. 89-13 E. 54 feet to iron pin at the rear corner of Lot 24; thence along line of that lot, S. 1-41 W. 208 feet to iron pin on Croft Street; thence along Croft Street, N. 89-13 W. 54 feet to the beginning corner.

BY AGREEMENT of all abutting land owners the 16 foot alley originally at the rear of said lot was closed so that all abutting property owners on said alley acquired an additional 8 feet in depth of said lots which were originally 200 feet. This agreement dated April 8, 1924, was signed by C. C. Wyche, et al and recorded in Deed Book 100 at Page 204. By agreement with adjoining property owner to the West a concrete wall was built running from Croft Street sidewalk to a distance of about 100 feet toward the rear. This wall is a line wall by agreement of the parties. By this it is meant that it is on the line.

THIS being the same property conveyed to the Mortgagor(s) by deed of Jack J. Wooten and Phyllis L. Wooten on this date and recorded in the RMC Office for Greenville County in Deed Book 1151 at Page 827 on July 16<sup>th</sup>, 1981.



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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