

206 W Mountain View Ave
Greenville, S.C. 29609

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY '82

BOOK 1570 PAGE 833
MORTGAGE OF REAL ESTATE

FOR ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RUSSELL D. WOOTEN AND AMANDA SMOTHERS WOOTEN

(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 -----

TWENTY-SEVEN THOUSAND AND NO/100THS-----Dollars (\$ 27,000.00----) due and payable

AS SET FORTH IN SAID NOTE,

AS SET FORTH IN SAID NOTE,

with interest thereon from DATE
IN SAID NOTE.

at the rate of / per centum per annum, to be paid: AS SET FORTH

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, Greenville Township, on the North side of Mountain Avenue, near the City of Greenville, being shown as Lot No. 4 on plat of Property of Janie A. Larsen made by Dalton & Neves, Engineers, in June 1928, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book I at Page 82, and being described as follows:

BEGINNING at a stake on the North side of Mountain View Avenue, at corner of Lot No. 5, and running thence with the line of said lot, N. 27-06 E. 158.5 feet to a stake on an alley; thence with the Southern side of said alley, S. 64-20 E. 68 feet to a stake; corner of Lot No. 3; thence with the line of said lot, S. 27-08 W. 157 feet to a stake on Mountain View Avenue; thence with the Northern side of Mountain View Avenue, N. 65-40 W. 68 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of Thomas B. McBrayer dated May 21, 1982, and thereafter filed on May 24th, 1982, in the RMC Office for Greenville County in Deed Book 1167 at Page 323.

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STATE OF SOUTH CAROLINA
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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 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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