

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
FILED
SEP 28 1 39 PM '62
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert Douglas Woods

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eddie E. Jones and Alice T. Jones

*Pt 1, McKittrick Ridge
Fl. Inn. S.C. 29644*

(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 Forty Thousand and no/100-----

----- Dollars (\$40,000.00) due and payable

with interest thereon from _____ date _____ at the rate of _____ twelve (12) per centum per annum, to be paid:
As per the terms of said note.

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:

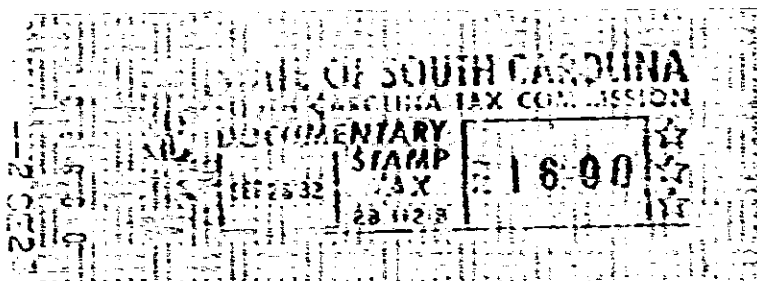
*ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and being further described as follows:

ALL that piece, parcel or lot of land lying, being and situated near Mauldin, in County and State aforesaid, containing .82 acres, more or less, as shown on plat of property of J. Mack and W. R. Woods prepared by C. O. Riddle on Nov. 29, 1959 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of the County Road at the corner of property now or formerly owned by E. P. and Lucille Kerns, and running thence along the joint line of said property S. 29-13 W. 259.4 feet to an iron pin; thence along the line of Annie Mae Sumerlin property S. 27-15 E. 75.9 feet to an iron pin; thence S. 71-30 E. 166.5 feet to an iron pin; thence N. 79-29 E. 36.6 feet to an iron pin; thence along said County Road N. 0-13 E. 250 feet to an iron pin in said Road; thence S. 59-13 W. 7.5 feet to the point of beginning.

This is that property conveyed to mortgagor by deed of Eddie E. Jones and Alice T. Jones dated and filed concurrently herewith.

Loan may be assumed upon approval of Mortgagee pending the income qualification and credit report of new Purchaser. Interest rate will be equal to the prevailing prime rate of the Citibank of New York, less one percent. In no case however shall this rate be greater than 14% nor less than 12%.



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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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