

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
JUL 29 2 34 PM '83
DONNIE S. TAVERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE 80-1618-433
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, CYNTHIA W. WOOD,

(hereinafter referred to as Mortgagor) is well and truly indebted unto LEE E. SMITH

(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 **TWELVE THOUSAND AND NO/100** Dollars (\$ 12,000.00) due and payable

\$158.58 monthly, payments applied first to interest, balance to principal, commencing on July 1, 1983, receipt of which, is hereby acknowledged.
(If any payments are not made on the due date, after 15 days there will be a \$10.00 late charge.)
with interest thereon from _____ date at the rate of **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**, on the east side of **Washington Avenue**, being known as the southern portion of **Lot No. 16 of Block D on a plat of Blocks C and D of Highland Subdivision, dated February, 1920, and recorded in Plat Book E, page 209, RMC Office for Greenville County, which plat is incorporated herein by reference, and having the following metes and bounds, to wit:**

BEGINNING at an iron pin on the east side of Washington Avenue, corner of Lot No. 14, and running thence with line of said Lot N. 71- E. 200 feet to iron pin, corner of Lot 17; thence with line of said lot N. 22-10 W. 70 feet to stake; thence S. 71 W. 200 feet to stake on east side of Washington Avenue; thence with east side of Washington Avenue S. 22-10 E. 70 feet to iron pin, point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Charles E. Williams recorded June 17, 1983, in Deed Book 1190, page 680.

RECORDED
INDEXED
JUL 29 1983
R.M.C.

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, executed, 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 Mortgagee covenants that it is lawfully seized of the premises hereabove 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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