

MORTGAGE OF REAL ESTATE—Office of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 962 PAGE 545

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Frank P. Hammond,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Avery W. Wood, Jr. and Nancy L. Wood, their heirs and assigns forever:

(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 One Hundred Fifty and No/100 ----- Dollars (\$ 2150.00) due and payable

May 17, 1965 or when the mortgagor sells the property, whichever event shall first occur,

with interest thereon from ~~May 17, 1964~~ at the rate of six per centum per annum, to be paid at maturity

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

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southwestern side of Hermitage Road and being known and designated as Lot No. 136 of Lake Forest, Section III, as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Page 77 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Hermitage Road at the joint front corner of Lots Nos. 135 and 136 and running thence along said Road S. 44-53 E. 125 feet to an iron pin; thence along the joint line of Lots Nos. 136 and 137 S. 45-07 W. 200 feet to an iron pin; thence N. 44-53 W. 125 feet to an iron pin; thence along the joint line of Lots Nos. 135 and 136 N. 45-07 E. 200 feet to the point of beginning.

The above is the same property conveyed to the mortgagor by the mortgagees by their deed to be recorded.

This is a second mortgage, being junior in lien to a mortgage given this date by the mortgagor to The Peoples National Bank in the amount of \$18,000.00.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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 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.

Frank P. Hammond
Avery W. Wood, Jr.
Nancy L. Wood
Carl Mann
Robert C. Bentley, Jr.

RECORDED AND INDEXED
DAY OF *May*
1965
P. M. C. FOR GREENVILLE COUNTY, S. C.
AT *11* O'CLOCK *A.M.* NO. *612*