

GREENVILLE, CO. S. C.

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BOOK 1130 PAGE 249

MORTGAGE OF REAL ESTATE—Office of Loya, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Winston F. Woodward,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank & Trust Company, (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

Three thousand and no/100-----DOLLARS (\$3,000.00),
with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid: 90 days from date with interest after 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 Greenville, being Lot 282 and rear portion of Lot No. 283 on plat of Augusta Acres subdivision, property of Marsmen, Inc., recorded in Plat Book S, Page 201 of the RMC Office for Greenville County, and having, according to a recent survey made by Carolina Engineering and Surveying Company, June 16, 1970, the following metes and bounds, courses and distances, to-wit:

BEGINNING At an iron pin on the northwest side of Churchill Circle, the joint front corner of Lots 282 and 283 and running thence with the joint line of said lots, N. 30-31 W. 175 feet to an iron pin; thence S. 59-29 W. 202.6 feet to an iron pin in line of Lot No. 158; thence N. 31-35 W. 212 feet to an iron pin; thence N. 58-22 E. 474.7 feet to an iron pin corner of Lot 281; thence with the line of said lot, S. 20-31 E. 399 feet to an iron pin on the northwest side of Churchill Circle; thence with the northwest side of said street, S. 66-58 W. 100 feet to a point; thence continuing, S. 61-59 W. 100 feet to the beginning corner.

This is a portion of the same property conveyed to the mortgagor by deed of Charles Bennett, to be recorded herewith.

This conveyance is made subject to protective covenants applicable to Augusta Acres subdivision and to right-of-way to Duke Power Company crossing Lot 282 and to any other recorded easements or rights-of-way or those shown on said plat.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

For return to Ollie Farnsworth, R. M. C. Box 1217, Greenville, S. C.