

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 14 3 30 PM '75
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Brushy Creek Rd.
Greer, S. C., 29651

WHEREAS, I. Clara Wooten

(hereinafter referred to as Mortgagor) is well and truly indebted unto Inez Rollins, her 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 Ten Thousand and no/100

Dollars (\$ 10,000.00) due and payable

on demand.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: on demand

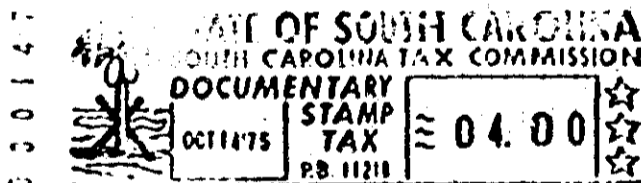
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 situated between Brushy Creek Road and Southern Railroad in the city of Greer, Chick Springs Township, Greenville County, being known and designated as Lots 12, 13, and 14 of the property of Grace W. Shilletter and according to the plat being duly recorded in plat book S at page 11 in the R.M.C. Office for Greenville County and according to the plat prepared for Clara Wooten by Gould and Associates, R.L.S. on October 14, 1975 as having the following metes and bounds to-wit:

BEGINNING a an iron pin joint front corner of Lots 11 and 12 on Circle Drive 68 feet from the intersection of Circle Drive and Sunset Avenue and running thence N. 05-05 E. 94 feet to the bank of Southern Railway Right-of-Way; thence down the Southern Railway Right-of-way S. 73-38 W. 360 feet thence along the boundary of Lot 14; S. 16-00 E. 150 feet to an iron pin on Sunset Avenue; thence along Sunset Avenue N.73-38 E. 150 feet to an iron pin; thence N. 16-00 W. 80 feet to an iron pin near a spring; thence along the boundary of Lots 11 and 12 N. 78 -54 E. 175.2 feet to the beginning corner.

THIS is a portion of the property of Clara Wooten conveyed by E. P. Rollins said corrected deed dated December 27, 1956 and duly recorded in deed book 567 at page 478 on Decmeber 27, 1958 in the R.M.C. Office for Greenville County.



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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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00426: 14

13 AS

00326: 140

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