

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

16 2 22 PM '77

W. S. DAWKINS

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert D. Wokaty and Ernestine W. Wokaty

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary E. Cromer Stinson

(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 Nineteen Thousand, Five Hundred

Dollars (\$19,500.00) due and payable

with interest thereon from May 14, 1977 at the rate of eight per centum per annum, to be paid: in monthly installments of Two Hundred One and 45/100 Dollars (\$201.45) beginning June 1, 1977, final payment being due, if not sooner paid, on May 1, 1990.

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, in the City of Greenville, being shown as Lot 69, Block D on plat of "Augusta Court", as recorded in the RMC Office for Greenville County, South Carolina in Plat Book F, Page 124, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on Augusta Court, at the joint front corner of Lots 69 and 70, and running thence with the line of said lots, N. 39-24 W. 160.4 feet; thence S. 51-20 W. 59.83 feet; thence with line of Lot 68 S. 39-22 E. 164.8 feet to an iron pin on Augusta Court; thence with Augusta Court, N. 47-10 E. 60 feet to the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagor herein by deed of Mary E. Cromer Stinson, dated May 14, 1977, as recorded in the RMC Office for Greenville County, South Carolina on May 16, 1977, in Deed Book 1056, Page 646.

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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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