

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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GREENVILLE CO. S. C.

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BOOK 1319 PAGE 793

MORTGAGE OF REAL ESTATE
DONNIE S. TANKERSLEY

R.M.C.
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Jack C. Woods Jr. and Marian L. Woods,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Earnest Driggers and Etta Mae Driggers,

(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

Five Thousand and NO/1000 - - - - - Dollars (\$5,000.00) due and payable in one yearly installment of Five Thousand (\$5,000.00) Dollars, payable on the 31st day of December, 1975.

with interest thereon from date at the rate of \$ per centum per annum, to be paid: on the final installment

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 known and designated as a portion of Lot No. 20 on plat of High View Acres Recorded in Plat Book "O", at Page 123 in the R.M.C. Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Courtland Drive, joint front corner of Lots Nos. 19 and 20 and running thence with the line of Lot No. 19, N. 84-30 W. 300 feet to an iron pin; thence along the line of other property of F. G. and Willie Mae Denton, S. 5-20 W. 90 feet to an iron pin; thence continuing along other property of F. G. and Willie Mae Denton, S. 84-30 E. 300 feet to an iron pin on Courtland Drive; thence with said Courtland Drive N. 5-20 E. 90 feet to the point of beginning.

This is the same property conveyed to the mortgagee by H. G. and Mattie Earle Phillips by deed recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 975, at Page 318.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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.

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