

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

1326 PAGE 731

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Kathleen S. Woodward

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST GENERAL FINANCIAL SERVICES,
a Corporation

(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

Two Thousand Six Hundred Forty and 00/100 Dollars (\$2,640.00) due and payable
in Sixty (60) equal monthly installments of Forty-Four (\$44.00) Dollars each,
commencing on the 1st day of October, 1974 and on the 1st day of each and every
month thereafter until paid in full,

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

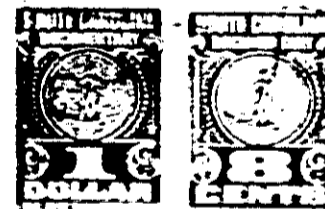
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot # 255, Augusta Acres, as shown on plat recorded in Plat Book S, at page 201, in the RMC Office for Greenville County, South Carolina.

This property is conveyed subject to all easements, restrictions, zoning ordinances and rights-of-way of record or on the ground which may affect said lot.

This is the same property conveyed to the Grantor by deed recorded in Deed Book 972, at Page 481, in the RMC Office For Greenville County, South Carolina.

As a part of the consideration of this conveyance, the Grantee hereby assumes and agrees to pay the balance of that certain mortgage in favor of Collateral Investment Company, recorded in Mortgage Book 1189, at Page 569, in the RMC Office for Greenville County, South Carolina.



Together with all and singular rights, members, hereditaments, 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.

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