

FILED GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

23 11 47 AM '98
DAVID S. TAYLOR
S.H.E.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Robert G. Wood and Mary L. Wood,

hereinafter referred to as Mortgagor) is well and truly indebted unto The Bank of Greer, Greer, South Carolina

(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

Eight Thousand and No Hundredths-----Dollars \$8,000.00-----due and payable

with interest thereon from date-----at the rate of 9%-----per centum per annum, to be paid: In 10 years, 120 payments at \$101.35 per month beginning 30 days from closing.

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

Bank of Greer, Greer, South Carolina

ALL THAT piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, lying and being off the East side of Cherrydale Drive about one (1) mile North of the City of Greenville, and being the rear portions of Lots Nos. 30 and 31 as shown on a plat of Furman Terrace recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book I at Page 59, and having the following metes and bounds, to-wit:

BEGINNING at a point on the joint common line of Lots 29 and 30, said point being N86-50E, 150 feet more or less from the joint front corner of said lots and Cherrydale Drive, and running thence along the common line of said lots, N86-50E, 50 feet more or less to a point; thence S22-15E, 55.7 feet to a point; thence S61-17W, 67.7 feet to a point; thence N8-30W, 83.4 feet more or less to the point of beginning.

The purpose of this deed is to convey all the grantor's remaining interest in the rear portion of Lots 30 and 31. This being the same premises conveyed to Mortgagor by Deed of David R. Sellers, Ind. & as Exr., recorded June 9, 1969.

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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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