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GREENVILLE, CO. S. C.

1988 104

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

223 11 07 1988
W. S. TAYLOR
REC

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 and lot of land, with improvements thereon, lying and being in Greenville, South Carolina, on Cherrydale Drive, being a portion of the H. S. Sellers Property and being shown and described on a Plat made by W. J. Riddle, Surveyor, dated September 30, 1942, and recorded in Plat Book N, Page 115, in the R. M. C. Office for Greenville County. This being the identical lot conveyed to John W. King, Jr., by deed of Mary Kathleen Belt Maloy on September 19, 1951, recorded in Deed Book 443, Page 197, in the R. M. C. Office for Greenville County. The said lot having been conveyed by John W. King, Jr., to Ralph L. King, Sr.; Edna King Frazier, Frances King Wasson and Sara King Wasson, by deed recorded in Deed Book 861, Page 397, in the said R. M. C. Office for Greenville County. The said Ralph L. King, Sr. and Edna King Frazier, having conveyed their interest in the said lot to the grantors, Frances King Wasson and Sara King Wasson, by deed dated December 31, 1970, and being recorded in Deed Book 905, Page 578, in the office of the said R. M. C. for Greenville County.

DOCUMENTARY
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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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