

LEATHERWOOD, WALKER, TODD & MANN

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

1497 334
Ruthelle T. Woodson
c/o John G. Holliday
P.O. Box 8
Thomaston, GA
30226

WHEREAS, JIMMIE W. CAPEL

Acceptor referred to as Mortgagee is well and truly indebted unto RUTHELLE T. WOODSON

Hereafter referred to as Mortgagee) is evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of THIRTEEN THOUSAND THREE HUNDRED AND NO/100

-----Dollars (\$ 13,300.00) due and payable at the rate of Two Hundred Fifty and No/100 (\$250.00) Dollars per month with the first payment being due on

BEGINNING at an iron pin on the northwest side of Augusta-Laurens Road By-Pass (S.C. No. 291) said pin being 130 feet in a northeast direction from point where the northwest side of Augusta-Laurens Road By-Pass (S.C. No. 291) intersects with the northeast side of LeGrand Boulevard, and running thence along the northwest side of Augusta-Laurens Road By-Pass (S.C. No. 291) N 26-04 E., 50.4 feet to an iron pin in the line of the McAlister Property; thence along the line of the McAlister Property N 49-11W, 155.1 feet to an iron pin; thence S 26-04 W, 88.3 feet to an iron pin; thence S 63-31 E, 150 feet to an iron pin on the northwest side of the Augusta-Laurens Road By-Pass (S.C. No. 291), the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Capel Piano and Organ, recorded November 6, 1979 in Deed Book 1114, Page 969.

This mortgage is second and junior in lien to that certain mortgage in favor of Citizens and Southern National Bank in the original amount of \$60,000.00 recorded 6-21-77 in Mortgage Book 1401, Page 712 on which there remains a present principal balance of \$49,224.82.

Paid and satisfied in full 5-1-1980
Ruthelle T. Woodson
30226
John G. Holliday (5-1-80)
Thomaston
5-1-80
REC'D
MAY 9 1980

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Together with all and singular rights, tenements, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may come 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, assigns and assigns forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinafter described in so ample a manner, 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs and assigns against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

4328 MV.2