

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF **Greenville** } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Theron R. Woodson
Greenville, South Carolina

WHEREAS, the Mortgagor is well and truly indebted unto **Southeastern Life Insurance Company**

hereinafter called the Mortgagor, send(s) greetings:

organized and existing under the laws of **South Carolina**, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Forty-Five Hundred and no/100** Dollars (\$ **4,500.00**), with interest from date at the rate of **four and one-half** per centum (**4 1/2** %) per annum until paid, said principal and interest being payable at the office of **Southeastern Life Insurance Company** in **Greenville, South Carolina**, or at such other place as the holder of the note may designate in writing, in monthly installments of **Twenty-Eight and 49/100** Dollars (\$ **28.49**), commencing on the first day of **January**, 19**41**, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **December** 19 **60**.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee, 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, the following-described real estate situated in the County of **Greenville**, State of South Carolina:

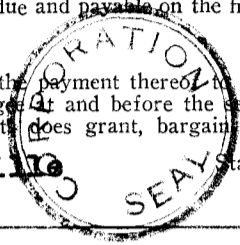
All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the South side of Riverside Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, being known as the Western half of Lot No. 20 and the Eastern portion of Lot No. 21 on the plat of Ables & Rasor property recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book E, at page 153, and having, according to a survey made by A. Newton Stall, November 9th, 1940, the following metes and bounds, to-wit:-

Beginning at an iron pin on the South side of Riverside Drive, in the center of the front line of Lot 20, said pin also being 127 feet West from the Southwest corner of the intersection of Riverside Drive and Ridge Drive, and running thence with the South side of Riverside Drive, S. 64-35 W. 100 feet to an iron pin in the front line of Lot 21; thence through lot No. 21 S. 22-39 E. 174.7 feet to an iron pin; thence N. 65-36 E. 103 feet to an iron pin in the center of the rear line of Lot No. 20; thence through the center of Lot No. 20 N. 23-38 W. 176.5 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed of H. L. Hagerman dated April 27th, 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 220, at page 376.

Witness
Eloise Hightower
Myrtle McGarity

RECORDED AND INDEXED BY
RECORD # 41
DATE OF DEED # 41
A. M. C. FOR GREENVILLE COUNTY, S. C.
12288



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.