

GREENVILLE CO. S. C.

APR 1 10 19 AM '71

BOOK 1185 PAGE 321

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. V. Woodall and Peggy A. Woodall

(hereinafter referred to as Mortgagor) is well and truly indebted unto Leonard E. Collins

(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

ONE THOUSAND FIVE HUNDRED AND NO/100

Dollars (\$ 1,500.00) due and payable

within ninety (90) days from date of this mortgage

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

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, near Taylors, on Forestwood Drive, being shown as Lot #2 on plat of property of R. A. Bowen, recorded in Plat Book 00 at Page 326.

This is the same property conveyed to John M. Ford by Deed Book 807 at Page 70.

This property conveyed subject to restrictions, easements and rights of way of record affecting said property.

As part of the consideration for this conveyance, grantee assumes and agrees to pay the balance of \$14,428.25 due on the mortgage given by Leonard E. Collins to C. Douglas Wilson & Co.

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 here conveyed, vested in full 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 to defend all and sing for the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

For satisfaction to this mortgage see Satisfaction Book 1 Page 238.

SATISFIED AND CANCELLED OF RECORD

14th day of July 1971

Ollie Farnsworth

R. M. C. GREENVILLE COUNTY, S. C.

AT 4:30 O'CLOCK P. M. NO. 1385