

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE, CO. MORTGAGE OF REAL ESTATE
JUN 2 4 53 PM '71
TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, Cecil C. Robinson and Iverna G. Robinson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marguerite F. Woodberry

(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 Ten Thousand and No/100

Dollars (\$ 10,000.00) due and payable,

with interest on the unpaid principal balance, in equal, successive monthly installments in the amount of \$116.11 each, beginning August 1, 1971 and on the first day of each successive month thereafter until paid in full, payments to be applied first to interest and then to principal,

with interest thereon from date at the rate of 7% per centum per annum, to be paid: monthly

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, Greenville Township, within the corporate limits of the City of Greenville, and being known and designated as Lot No. 99 of Property of Central Development Corporation according to a plat of record in the R. M. C. Office for Greenville County in Plat Book Y at Page 148-149, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern side of Holmes Drive at the joint corner of Lots 99 and 100 and running thence S. 11-18 W. 75.5 feet to a point; thence continuing with the Eastern side of Holmes Drive S. 3-08 W. 100 feet to a point; thence following the curvature of Holmes Drive (the chord of which is S. 59-52 E.) 31.8 feet to a point on the Northern side of Dellwood Drive; thence with the Northern side of Dellwood Drive N. 67-02 E. 82.8 feet to a point; thence continuing with the Northern side of Dellwood Drive N. 64-33 E. 80 feet to a point at the joint corner of Lots 99 and 112; thence N. 29-07 W. 100 feet to a point at the joint rear corner of Lots 100 and 112; thence N. 70-32 W. 113.5 feet to the point of beginning.

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 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 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.