

McAlister Branch

MORTGAGE OF REAL ESTATE OF Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: WINSTON F. WOODWARD & KATHLEEN M.

WOODWARD ----- (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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

Four Thousand Two hundred Thirty-four and 68/100 DOLLARS (\$4,234.68 ->), with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid: in 36 equal monthly installments of \$117.63 each.

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, being shown as Lot 43 on a plat of Pecan Terrace, recorded in Plat Book GG at page 9 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the western side of Pecan Drive at the joint front corner of Lots 43 and 44; thence with their joint line S 65-41 W 164.3 feet to an iron pin; thence S 28-24 E 72.9 feet to an iron pin; thence N 64-40 E 159.2 feet to an iron pin on the western side of Pecan Drive; thence with Pecan Drive N 24-19 W 70 feet to the point of beginning.

It is expressly understood that this mortgage is a second mortgage, and junior in nature to the mortgage to C. Douglas Wilson & Co., recorded in Book 1096 at page 343 in the RMC Office for Greenville County.

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 any other equipment or 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.