

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
S. C.

MORTGAGE OF REAL ESTATE

BOOK 1561 PAGE 756

TO ALL WHOM THESE PRESENTS MAY CONCERN:

355 AH '82

WHEREAS, WILLIAM C. HAMMOND, JR., MEREDITH F. HAMMOND,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MRS. BLANCHE CAMPBELL WOODFORD,

c/o Edwin Bruin, 6428 Wexford Circle, Citrus Heights, California 95610

(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

Thirty-thousand and no/100ths _____ Dollars (\$ 30,000.00) due and payable

with interest thereon from date of note at the rate of twelve % per centum per annum, to be paid: interest only for ten years with the total balance being paid in five or ten years at purchasers' option.

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.

ALL that certain lot of land in Greenville County, State of South Carolina, being shown as Lot No. 37 on plat of Section 2, Pecan Terrace, recorded in Plat Book EE at page 108 in the RMC Office for Greenville County, South Carolina, said lot fronting on North Wingate Road.

Being the same as that conveyed to William C. Hammond, jr., and Meredith F. Hammond by deed of Mrs. Blanche Campbell Woodford being dated and recorded concurrently herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP
MAY 22 1982
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GREENVILLE OFFICE SUPPLY CO. INC.

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.

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