

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

FILED
GREENVILLE COUNTY S.C. MORTGAGE OF REAL ESTATE
SEP 19 1 13 PM
TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1626 PAGE 555

WHEREAS, HERBERT W. SPECK and MARSHA L. SPECK

(hereinafter referred to as Mortgagor) is well and truly indebted unto HAROLD M. WOODS
2 Brewster Dr.
Taylors, S.C. 29687

(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 amount of principal sum of Ten Thousand Five Hundred and no/100

----- Dollars (\$ 10,500.00) due and payable
in 120 equal monthly installments of One Hundred Fifty and 66/100
(\$150.66) Dollars each, beginning October 17, 1983, with a like pay-
ment due on the same day of each month thereafter, until paid in full.
Payments include interest at the rate of twelve percent (12%) per annum.

NOT TO BE PAID FOR THE MORTGAGEE'S ACCOUNT FOR TAXES, INSURANCE PREMIUMS, PUBLIC ASSESSMENTS, REPAIRS, OR FOR ANY OTHER PURPOSES.

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, in Taylors, S.C., being shown as Lot No. 20 on a plat of Section 1 of Chick Springs, recorded in Plat Book TTP, at page 71, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 19, and 20 on Hill Street (now Circle Street), and running thence N.37-23W., 95 feet to the joint rear corner of Lots Nos. 19 and 20; thence N.52-37E., 60 feet; thence S.37-23E., 95 feet; thence S.52-37W., 60 feet with Hill Street (now Circle Street), to the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of the mortgagee herein, said deed to be recorded herewith.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE TAX
STAMP
SEP 19 1983
\$ 04.20

SEP 19 1983 918

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.

1626-555