

At 2 Lakeside Terrace
Simpsonville SC

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE
OCT 11 9 55 AM '84
TO WHOM THESE PRESENTS MAY CONCERN:
SHERIFF
CLERK

WHEREAS, Carol E. Wood and Mandy L. Wilson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Albert G. Childress and Debra R. Childress

(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

Two Thousand and No/100----- Dollars (\$ 2,000.00) due and payable

according to the terms of the above-referenced promissory note.

with interest thereon from _____ date _____ at the rate of 12.00 per centum per annum, to be paid: as stated above.

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

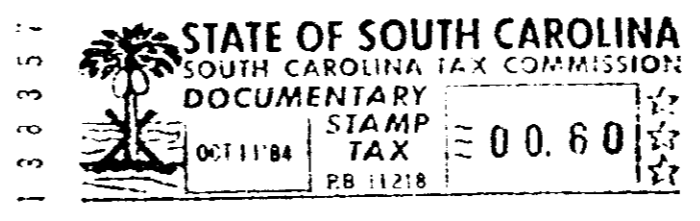
ALL that certain piece, parcel, or lot of land situate, lying and being on the southern side of Sellwood Circle, Greenville County, South Carolina, being shown and designated as Lot 238 on a Plat of Westwood, Section 3, recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 30, and having according to a more recent survey by Freeland & Associates, dated January 24, 1978, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Sellwood Circle, joint front corner of Lots 237 and 238 and running thence with the common line of said Lots, S. 03-11 E. 130.0 feet to an iron pin; thence S. 82-09 W. 103.1 feet to an iron pin, joint rear corner of Lots 238 and 239; thence with the common line of said Lots N. 04-23 E. 140.0 feet to an iron pin on the southern side of Sellwood Circle; thence with said Circle, N. 87-13 E. 86.0 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

BEING the same property conveyed to the Mortgagors herein by deed of Albert G. Childress and Debra R. Childress recorded in Deed Book 1223 at Page 981 of even date herewith.

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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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