

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

SEP 5 4 47 PM '72
GREENVILLE CO. S. C.
ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1247 PAGE 621

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, M.F. Woodward

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dovie B. Lunsford & Ronald Lunsford

(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

Fifteen Thousand and No/100 ----- Dollars (\$ 15,000.00) due and payable

To be repaid in monthly installments of \$197.13, each

with interest thereon from date at the rate of six per centum per annum, to be paid: as set forth above.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced 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:

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, on the southeastern side Stanton Bridge Road, shown as property of W.J. Lunsford on plat prepared by C.C. Jones, Engineer, dated 2-19-57, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Stanton Bridge Road and running thence S 54-25 E 390.7 feet to an iron pin; thence S 21-15 W 157 feet to an iron pin; thence N 65-30 W 730.5 feet to an iron pin; thence N 19-40 E 112 feet to an iron pin; thence N 75-15 W 112 feet to an iron pin on the southeastern side of Stanton Bridge Road; thence with the Southeastern side of said Road N 13-00 E 161 feet to the beginning corner.

This is the same property conveyed to the Mortgagors by the Mortgagees by deed to be recorded herewith.

The Mortgagor reserves the right to pre-pay the indebtedness due under this installment in whole or in part at any time without penalty. It is anticipated that portions of the within described property may be sold by the Mortgagor and the Mortgagee hereby agrees to release said property, provided such proceeds as derived from the sale of the said property is applied to the indebtedness secured hereon.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.