

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

OCT 13 4 56 PM '71

BOOK 1210 PAGE 11

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. O.

WHEREAS, William E. Freeman and Betty Zane J. Freeman

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wooten Corporation of Wilmington

(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 Three Thousand Seven Hundred Fifty Two and

No/100-----Dollars (\$ 3,752.00) due and payable

demand on demand

(7%)

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: after demand

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~~ on the Northeastern side of East Faris Road in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 98 on plat of FOREST HEIGHTS, made by Dalton & Neves, Engineers, dated June, 1944, revised by Piedmont Engineering Service in 1947 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book P, page 71, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of East Faris Road at the joint front corners of Lots Nos. 97 and 98, and running thence along the common line of said lots, N. 77-53 E. 225 feet to a point in the center line of a branch; thence with the meanders of said branch as the line (the traverse line of which is N. 25-30 W.), 201.6 feet to a point in the center of said branch at the joint rear corners of Lots Nos. 98 and 99; thence with the joint line of said lots, S. 58-09 W. 235 feet to an iron pin on East Faris Road; thence with the Northeastern side of East Faris Road, S. 31 E. 100 feet to an iron pin; thence continuing with said side of East Faris Road, S. 18-54 E. 25 feet to an iron pin, the beginning corner.

Together with all and singular rights, members, herditaments, 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.