

C. Douglas Wilson & Co.

BOOK 1230 PAGE 451

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

APR 25 4 23 PM '77

CONSTRUCTION LOAN
MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Richard D. Wooten

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. Douglas Wilson & Co. (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

Nine Thousand and no/100----- Dollars (\$ 9,000.00) due and payable with interest thereon at the same rate as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the terms of said note and any agreement modifying it are incorporated herein by reference; and an additional sum in a like amount if advanced pursuant to the covenants herein, the note secured hereby or the construction loan agreement between mortgagor and mortgagee; the total of said sums being the maximum principal amount of this mortgage.

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, near the City of Greenville, known and designated as Lot 14-B, being a portion of Tract No. 14, Mountain View Acres, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book "I" at pages 69 and 70 and having according to said plat and according to a recent plat made by R. W. Dalton, Surveyor, July 6, 1953, the following metes and bounds:

BEGINNING at an iron pin on the Southeast side of Woodland Drive, which iron pin is 429.5 feet in a Southwesterly direction from the southwest intersection of Woodland Drive and Razor Drive and running thence S. 50-20 E. 194 feet to an iron pin; thence S. 48-45 W. 50 feet to an iron pin; thence N. 56-28 W. 210.8 feet to an iron pin on the southeasterly side of Woodland Drive, thence along the Southeasterly side of Woodland Drive, N. 58-11 E. 75 feet to an iron pin, the point of beginning.

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.