

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
MAY 11 2 41 PM '77
OLLIE FARNSWORTH
R. M. C.

BOOK 1233 PAGE 25

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. D. WORKMAN, III

(hereinafter referred to as Mortgagor) is well and truly indebted unto CECIL O. BARNETT & DOTSIE S. BARNETT

(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 **Seven Thousand**
One Hundred Twenty-five & no/100ths-----Dollars (\$ 7,125.00) due and payable

in three(3) equal annual installments, the first installment being due and payable on May 10, 1973 and the remaining installments due and payable on May 10 of the next two(2) consecutive years

with interest thereon from date at the rate of 7% per centum per annum, to be paid: annually

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, on the West side of Pimlico Road in the City of Greenville, being shown as Lot No. 416 on plat of Section D of Gower Estates made by Campbell & Clarkson, Surveyors, May 1964, recorded in the RMC Office for Greenville County, S. C. in Plat Book RR, pages 192 and 193, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Pimlico Road at the joint front corner of Lot Nos. 415 and 416, and running thence along the line of Lot 415 S. 89-52 W. 206.2 feet to an iron pin; thence N. 14-04 W. 90 feet to an iron pin; thence S. 84-53 W. 33.7 feet to an iron pin; thence N. 2-58 W. 37.9 feet to an iron pin; thence along the line of Lot No. 417 S. 87-25 E. 268.7 feet to an iron pin on the west side of Pimlico Road; thence along Pimlico Road S. 2-35 W. 92 feet to an iron pin; thence along Pimlico Road S. 1-00 W. 18 feet to the beginning corner.

The Mortgagees agree and acknowledge that upon request of the Mortgagor they will subordinate this mortgage to any mortgage given by the Mortgagor to secure payment of any loan obtained by the Mortgagor to finance the construction of a permanent residence on the above described lot of land.

This mortgage is given to secure a portion of the purchase price of the above described property.

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.