

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1289 PAGE 799

SEP 5 12 28 PM '73
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, we, Gary L. Phillips and Alice F. Phillips,
(hereinafter referred to as Mortgagor) is well and truly indebted unto T. Pralo Wood,

(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 Two Hundred Fifty - - - - - Dollars (\$7,250.00) due and payable

at the rate of One Hundred (\$100.00) Dollars per month, commencing one month from date, together with interest at the rate of eight (8%) per cent per annum, to be computed and paid monthly, with application of payment first to interest and the balance to principal,

~~with interest thereon from date at the rate of - - - - - per centum per annum, to be paid:~~

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, Oaklawn Township, shown and designated as the southern one-half of Lot No. 111, which lot is shown as Plot No. 3 of the property of Overbrook Land Company and Woodville Investment Company, which plat is recorded in the R.M.C. Office for Greenville County, in Plat Book F, at page 218, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Woodville Avenue at the joint front corner of Lots Nos. 112 and 111, and running thence with the southwestern side of Woodville Avenue N. 31-10 W. 62.5 feet to a point; thence in a westerly direction approximately 96 feet to a point in the common line of Lots 111 and 108; thence S. 38-08 E. 65 feet to the joint rear corner of Lots 111 and 112; thence N. 55-50 E. 93.8 feet to a point on the southwest side of Woodville Avenue, the point of beginning, being the southern one-half of Lot o. 111 as shown on the plat above referred to.

This is the same property conveyed to the mortgagors by deed from T. Pralo Wood, dated September 1st, 1973, and recorded in the R.M.C. Office for Greenville County, in Deed Book 483, at Page 226.



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.

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