

GREENVILLE CO. S. C.

BOOK 1498 942

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 25 4 58 PM '80
JAMES W. WALKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, E. J. WOODS AND MARY K. WOODS

(hereinafter referred to as Mortgagor) is well and truly indebted unto CATHRYN B. CROUCH
(TRUST DEPT., SOUTHERN BANK & TRUST CO., GREENVILLE, S. C. 29601)

(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 -----

ONE HUNDRED THIRTY-FIVE THOUSAND AND NO/100th Dollars (\$ 135,000.00-) due and payable

AS SET FORTH IN SAID NOTE,

(11%)

with interest thereon from DATE at the rate of ELEVEN/ per centum per annum, to be paid: QUARTERLY.

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, containing 3.40 acres, more or less, and having the following courses and distances, to-wit:

BEGINNING at a new ip on the Eastern side of Graystone Road, at the Southwestern corner of property conveyed to R. D. Rash, and running thence along said Road S. 16-26 W. 468 ft., more or less, to the intersection of Pelham Road; thence running along Pelham Road in an Eastern direction 352,7 ft. to the corner of Norwood Property; thence along the Norwood line N. 22-36 E. 423 ft., more or less, to a new ip at the Southeastern corner of R. D. Rash Property; thence along the Rash line N. 73-43 W. 396.9 ft. to the beginning corner.

THIS property being conveyed to E. J. Woods and Mary K. Woods this date by Cathryn B. Crouch by a deed to be recorded this date in the RMC Office for Greenville County in Deed Book 1121 at Page 420. This is a Purchase Money Mortgage.

GOVT --- 1 FEB 29 80 1126

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
FEB 25 1980
R.M.C.

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 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.

4.0001

0942

4328 RV-2