



STATE OF SOUTH CAROLINA
COUNTY OF LAURENS AND
COUNTY OF GREENVILLE

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

FEB 28 11 33 AM '73

WHEREAS, we, RUFUS M. WOODS AND FRED W. WOODS
are
(hereinafter referred to as Mortgagor) is/well and truly indebted unto

MRS. FLORA GRAY

(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 ---SIXTY-THREE THOUSAND FIVE HUNDRED AND NO/100 (\$63,500.00)--

Dollars (\$63,500.00) due and payable
in ten (10) years in equal annual installments commencing February 12, 1974, in the amount of \$6,350.00, with an agreed annual amount of interest of \$2,105.50 (each annual installment to total \$8,455.50); with the proceeds from sale of any pulpwood or timber from the land securing this note to be applied to the principal amount.

with interest thereon from maturity at the rate of 6 per centum per annum, to be paid: annually.

The Mortgagors hereby reserving the privilege of prepayment of the whole or any part of the principal or interest at any time due hereunder.

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 tract of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Laurens, containing fifty-seven and one-half (57-1/2) acres,

more or less, bounded on the North by lands now or formerly of R. L. Meares, on the East by lands now or formerly of J. L. Gray, on the South by lands now or formerly of W. H. Gray and R. A. Nash, on the West by lands now or formerly of W. H. Gray; ALSO, all that other piece, parcel, or tract of land, lying, being and situate in the State of South Carolina, County of Laurens, containing sixty-three and one fourth (63.25) acres, more or less, bounded on the North by lands now or formerly of R. L. Meares; on the East by a public road and now or formerly McKelvey and Medlock lands; on the South by lands now or formerly belonging to McKelvey, Medlock, and R. A. Nash; on the West by lands now or formerly belonging to J. L. Gray. These two tracts being the same conveyed by deed of the Mortgagee to the Mortgagors, on this 12th day of February, 1973, to be recorded in the Office of the Clerk of Court for Laurens County, S. C., herewith.

ALSO, all that other piece, parcel, or tract of land lying, being, and situate in the State of South Carolina, County of Greenville, Fairview Township, containing twenty-four (24) acres, more or less, bounded by lands formerly belonging to J. L. Gray, Sprouse land, which is the tract hereinafter described, and others; ALSO, all that other piece, parcel, or tract of land lying, being and situate in the State of South Carolina, County of Laurens, Fairview Township, containing forty-one and one half (41.50) acres, more or less, bounded by the tract described immediately above, lands now or formerly of George Woods, of Robert Woods, of John Woods, and others. These two tracts being the same conveyed by deed of the Mortgagee to the Mortgagors, on this 12th day of February, 1973, to be recorded in the Office of the R.M.C. for Greenville County, S. C., herewith.

RECORDING FEE
& COST PAID _____

FEB 20 1973

ALLEN D. COLEMAN
TREASURER
LAURENS COUNTY, S. 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.