

SEP 12 2 30 PM '75

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville } BUNNIE S. TANNERSLEY  
R.M.C.

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

WHEREAS, Rolfe E. Hughes, III and Rebekah F. Hughes

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Richard D. Wooten and F. L. Riddle

(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 **Twenty-Four Thousand and No/100** - - - - -

- - - - - Dollars (\$ 24,000.00 ) due and payable  
\$3,000.00 on October 15, 1975, and \$21,000.00 to be paid in equal  
instalments of \$3,000.00 annually together with interest, commencing  
September 15, 1976, and the same amount, with interest, each September 15  
until paid in full with the final payment due September 15, 1982, with the privi  
lege of anticipating any or all of the balance due at any time, annually  
with interest thereon from date hereof at the rate of eight 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, in Grove Township, containing 20.35 acres, as shown on a plat prepared for Richard D. Wooten by Campbell & Clarkson Surveyors, Inc., and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-T, at Page 46, reference to which is craved for a metes and bounds description thereof, containing 20.35 acres and located on Griffin Mill Road near Fork Shoals Road.

Mortgagees agree to release at any time, upon request of the Mortgagors, three acres of the above described property from the lien of this mortgage.



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.

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