

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

1314 PAGE 905
25651

JUL 6 1 32 PM '93

DONNIE L. ...

WHEREAS, I, Paul E. Erskine

(hereinafter referred to as Mortgagor) is well and truly indebted unto Perry G. Wooten and Carolyn F. Wooten

(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

Fifteen Hundred (\$1,500.00) ----- Dollars (\$ 1,500.00) due and payable

to be paid at the rate of \$100.00 per month until paid in full. First payment due 30 days from date and payment each 30 days thereafter until paid in full.

with interest thereon from date at the rate of 8 per centum per annum, to be paid: monthly

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, Highland Township, near Skyland School on the Eastern side of Old Facyory Road and being shown on plat of property made for Paul E. Erskine by John A. Simmons, R. L. S., (Tri-State Surveyors) dated May 31, 1983, which plat is to be recorded herewith and has the following courses and distances according to said plat, to wit:

BEGINNING at a nail and cap in center of said road, corner of Nora S. Mills and running thence with this line S. 76-06 E., 35.3 feet to pin, thence on the same course for a total distance of 307.37 feet to new pin on the line of Billy A. & Sandy Jenkins; thence with this line S. 13-30 W., 425.70 feet to new pin; thence N. 89-45 W., 152 feet to nail and cap in center of Old Facyory Road; thence with the center of said road the following courses and distances, N. 2-38 W., 151.24 feet. N. 5-21 W., 146.34 feet and N. 7-54 W., 192.13 feet to the beginning corner and containing 2.29 acres, more or less. This is the same conveyed to the within mortgagor by the within mortgagees, by deed to be recorded herewith.

This is a purchase money mortgage.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
00.60

400 8 47611801

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 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.

