

MORTGAGE OF REAL ESTATE — SOUTH CAROLINA

This Mortgage made this 12th day of August, 1960, between
Hence T. Williams & Frances C. Williams

called the Mortgagor, and Wise Homes, Inc. of Spartanburg, hereinafter called the Mortgagee.

WITNESSETH

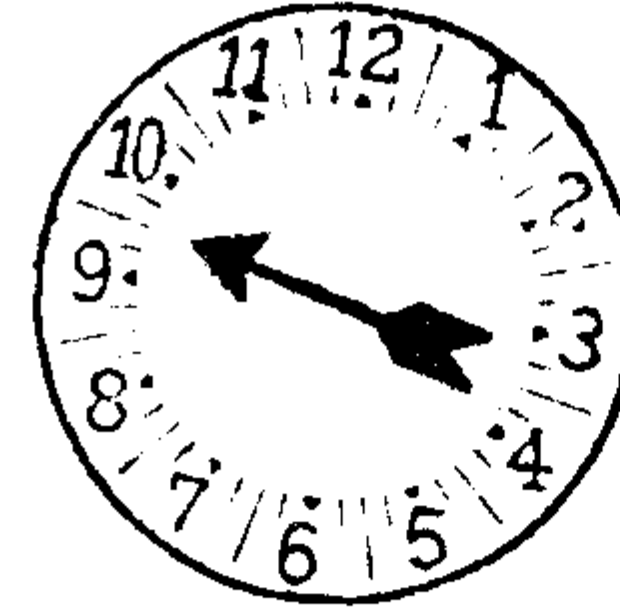
WHEREAS, the Mortgagor in and by his certain promissory note in writing of even date herewith, as well and truly indebted to the Mortgagee in the full and just sum of ^{nb/150} **Thirty Four Hundred Fifty Six &** Dollars (\$3456.00), with interest from the date of maturity of said note at the rate set forth therein, due and payable as follows: in equal monthly installments of \$48.00 commencing on the 5th day of November, 1960, and a like amount on the 5th day of each successive month thereafter until the whole of said indebtedness is paid.

NOW THEREFORE, the Mortgagor, in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of \$3.00 to him in hand paid by the Mortgagee at and before the sealing and delivery of these presents hereby bargains, sells, grants and releases unto the Mortgagee, its successors and assigns, the following described real estate situated in Greenville County, South Carolina:

Beginning at a stake on the west side of the Old Mountain Grove School Road, said stake being located 200.00 feet measured in a northerly direction with the Old Mountain Grove School Road from a stake in the northerly margin of said road in the ^{North} line of the E. D. Williams 1.0 acre tract, and runs thence from the said point of beginning three (3) new lines: (1) N 50-30 W 210 feet to a stake, (2) N 39-30 E 210 feet to a stake, (3) S 50-30 E 210 feet to a stake on the north side of the Old Mountain Grove School Road, thence with said road S 39-30 W 210 feet to the point of beginning, containing 1.0 acre and being a portion of the Thomas Williams (deceased) and wife Junie Williams (widow) 48 acre tract of land as Recorded in the Clerk of Courts Office of Greenville, County, S. C.

FILED

AUG 17 1960 A.M.



Mrs. Ollie Farnsworth

R. M. G.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining, or that hereafter may be erected or placed thereon.

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagor, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. To pay all sums secured hereby when due.
2. To pay all taxes, levies and assessments which are or become liens upon the said real estate when due, and to exhibit promptly to the Mortgagee the official receipts therefor.
3. To provide and maintain fire insurance with extended coverage endorsement, and other insurance as Mortgagee may require, upon the buildings and improvements now situate or hereafter constructed in and upon said real property, in companies and amounts satisfactory to and with loss payable to the Mortgagee; and to deliver the policies for such required insurance to the Mortgagee.
4. In case of breach of covenants numbered 2 or 3 above, the Mortgagee may pay taxes, levies or assessments, contract for insurance and pay the premiums, and cause to be made all necessary repairs to the buildings and other improvements, and pay for the same. Any amount or amounts so paid out shall become a part of the debt secured hereby, shall become immediately due and payable and shall bear interest at the highest legal rate from the date paid.