

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 877 PAGE 425

FILED
GREENVILLE CO. S.C.

DEC 22 9 06 AM 1961

OLLIE T. WORTH
R.M.C.

WHEREAS, I, Moses Williams

(hereinafter referred to as Mortgagor) is well and truly indebted unto First National Bank of Greer,

(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 Nine Hundred Twelve and NO/100

Dollars (\$ 912.00) due and payable

in twenty four equal monthly installments of Thirty Eight (\$38.00) Dollars each, first payment to be made January 23, 1961, and to continue each month thereafter until paid in full, entire balance of principal and interest due on or before two years from date, with interest thereon from date at the rate of -7- per centum per annum, to be paid: after maturity,

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, Chicks Springs Township, near the southern corporate limits of the City of Greer, on the southern side of Palmer Street, and being known and designated as lot no. 46 on plat of property of A. R. Wood Estate, prepared by H. S. Brockman, Surveyor, July 15, 1939, and being one of the same lots conveyed to E. W. Johnson by deed from Della T. McHugh, Executrix of the last will of A. R. Wood, deceased, November 13, 1940, and recorded in the R.M.C. Office in Deed Book 228 at page 286, and having the following courses and distances, to-wit:

BEGINNING on an iron pin on the southern side of Palmer Street, Joint corner of this lot and Lot No. 1, as shown on plat of property of O. P. Smith, prepared by W. A. Christopher, March 27, 1924, and runs thence with the dividing line of the two lots S. 21.30 W. 200 feet to an iron pin, joint corner of the said two lots and on the line of one acre lot; thence with the line of one acre lot N. 68-30 W. 60 feet to an iron pin, joint corner of lots 45 and 46 on the Wood plat, thence with the dividing line of lots 45 and 46 N. 21-30 E. 200 feet to and iron pin on the southern side of Palmer Street, thence with the southern side of Palmer Street, S. 68-30 E. 60 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.