

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 28 4 52 PM '69
OLLIE FARNSWORTH
R. M. O.

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MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Donald J. Williams

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mae B. Burns

(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 Twelve Thousand and NO/100

Dollars (\$ 12,000.00) due and payable

as set forth in promissory notes executed this date,

with interest thereon from date at the rate of $7\frac{1}{2}$ per centum per annum, to be paid: as set forth in said notes

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, O'Neal Township, and shown and lineated on plat prepared by J. Q. Bruce, R.S., dated 8-15-67, for Mae B. Burns, plat not yet recorded, and having the following courses and distances according to said plat:

BEGINNING at an iron pin, joint corner of other mortgage property, southwest corner of new road and pin in northern side of existing road, and runs thence, along western line of new road, N. 43-35 W. 400 feet to an iron pin; thence a new line along line of Betty Burns Prince property, S. 46-15 W. 355 feet to an iron pin; thence N. 60-20 W. 1279.5 feet to an iron pin; thence N. 57-20 E. 932 feet to an iron pin or stone; thence S. 70 E. 914 feet to a point; thence S. 13-30 W. 200 feet to a point; thence S. 6-30 E. 123 feet to a point; thence S. 5-30 W. 125 feet to a point; thence S. 16-43 E. 243 feet to a point; thence S. 14-43 E. 102 feet to a point on northern side of existing road right-of-way; thence with the road right-of-way, S. 34-40 W. to an iron pin, the beginning corner, approximately 89.5 feet by subtraction.

This being that same property conveyed to mortgagor by mortgagee by deed executed this date.

Together with all and singular rights, members, herditaments, 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.

For Release of \$5000.00 to this Mortgagee R. L. M. Book 1147 Page 306