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MORTGAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Toolo & Mann, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, ROBERT JAMES WILLIAMS AND HAZEL RUTH WILLIAMS

fhereinafter referred to as Mortgagor) is well and truly indebted unto ARTHUR L. SCIFRES

(hereinafter referred to as Mortgagee) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

One Thousand Five Hundred and No/100ths - - - - - Dollar (1,500.00) due and payable at \$45.64 per month, commencing September 15, 1969, and continuing until September 15, 1972, payments to be applied first to interest which will be at the rate of 6% per annum, and the remainder to principal.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the scaling 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, hing and being in the State of South Carolina, County of Greenville, State of South Carolina, and being known and designated as Lot No. 19 of Pecan Terrace as shown on a plat prepared by Piedmont Engineers and Architects dated March 27, 1953, and recorded in the R.M.C. Office for Greenville County in Plat Book GG, at page 9, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Mayflower Avenue at the joint front corner of Lots Nos. 19 and 37, and running thence along the joint lines of said lots, N. 39-26 W. 110.6 feet to an iron pin; thence N. 37-51 E. 75 feet to an iron pin; thence N. 58-51 E. 30 feet to an iron pin at the joint rear corner of Lots Nos. 19 and 20; thence along the joint lines of said lots, S. 20-54 E. 136 feet to an iron pin on the north side of Mayflower Avenue, joint front corner of Lots Nos. 19 and 20; thence along the north side of Mayflower Avenue, S. 56-40 W. 60 feet to an iron pin, at the point of beginning.

Being the same property conveyed to the Grantors herein by Deed of Virgil A. Wilkins, said Deed being recorded at even date.

It is understood by the parties thereto that said Mortgage constitutes a second Mortgage on this property, being junior to that certain Mortgage given by Virgil A. Wilkins to Cameron Brown, said Mortgage being recorded in the R.M.C. Office for Greenville County in Mortgage Book 139, at page 263.

Together with all and singular rights, members, hereditaments, and apputtenances to the same belonging in any way incident or appentaining, 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 familiar, be considered a part of the real exist.

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

The Merlgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and significant the mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Paid and Betisfied in full