

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1200 PAGE 461

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. C. Williams

(hereinafter referred to as Mortgagor) is well and truly indebted unto Termpian, Inc.
105 W. Washington St.
Greenville, S. C 29601

(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 One Thousand and fifty-six dollars and 00/100
Dollars (\$ 1056.00) due and payable

in monthly (twenty-four (24) installments of forty-four and 00/100 (44.00) Dollars each, commencing Sept. 1st, 1971, and on the 1st day of each and every month thereafter until paid in full,

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

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, being known and designated as Lots Nos. 7 and 8 of Section "D", as shown on a plat of Roosevelt Heights, prepared by J. Mac Richardson, dated 1950, recorded in the R. M. C. Office for Greenville, County, South Carolina, in Plat Book "W", at page 129, and having in the aggregate, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Roosevelt Avenue (also known as Pine Ridge Drive) at the joint front corner of Lots Nos. 6 and 7, of Section "D", and running thence with the line of Lot No. 6, 21-15 W. 139.5 feet to an iron pin in the line of Lot No. 14, thence with the line of Lot No. 67-24 E. 30.8 feet to an iron pin on the southern side of Robinson Street; thence with the southern side of Robinson Street S. 74-32 E. 50 feet to an iron pin at the joint corner of Lots Nos. 8 and 9; thence with the line of Lot No. 9 S. 37-13 E. 107.3 feet to an iron pin on the northern side of Roosevelt Avenue (also known as Pine Ridge Drive); thence with the northern side of Roosevelt Avenue (also known as Pine Ridge Drive) S. 66-15 W. 100 feet to the point of beginning.

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.