

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1218 PAGE 281

JAN 4 12 58 PM '72

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. W. Wilkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto

John T. Wilkins & Belle B. Wilkins

(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 Hundred Thirty-seven Thousand ----- Dollars (\$ 137,000.00) due and payable
ten years from date

(with the privilege to anticipate all or any part of the principal at any time)

with interest thereon from date at the rate of 6.5% per centum per annum, to be paid: semi-annually

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, on the southeasterly side of East North Street, being the major portion of Lot 1, Block 1, on plat of Boyce Addition recorded in deed book ZZ at page 934, and having according to a survey made by Piedmont Engineering Service dated February 26, 1960 entitled "The Wallace Estate" recorded in the RMC Office for Greenville County, S.C. in plat book TT at page 151, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeasterly side of East North Street, corner of property of Law Building, Inc. which iron pin is 3.05 feet north-east from property of Christ Episcopal Church, and running thence with the curve of the southeasterly side of said street in a northeasterly direction 110.5 feet to an iron pin, corner of lot No. 2 on the Boyce Addition plat; thence with the line of said lot S. 19-52 E. 181.5 feet to an iron pin in line of Lot No. 3, now owned by Law Building, Inc.; thence with the line of said property S. 71-45 W. 109 feet to an iron pin corner of property of Law Building, Inc., which iron pin is 3 feet northeast from Christ Episcopal Church property; thence with the line of the property of Law Building, Inc. N. 19-41 W. 200.8 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.