

MORTGAGE OF REAL ESTATE—Mann, Foster, Adams & P. Agency, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C.  
AUG 1 11:26 AM  
ELIZABETH RIDDLE  
R.M.C.

BOOK 1243 PAGE 279

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, F. C. N. Enterprises, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Alleine B. Williams

(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 Thirty Thousand and No/100-----

-----Dollars (\$ 30,000.00 ) due and payable \$356.12 on the first day of each and every month hereafter, commencing September 1, 1972; payments to be applied first to interest, balance to principal; balance due ten years from date; privilege is granted to prepay without penalty after January 1, 1973; no prepayment rights prior to January 1, 1973.

with interest thereon from date at the rate of Seven and One-Half (7½%) per centum per annum, to be paid: monthly

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 and City of Greenville, on the southern side of Rhett Street and having, according to a survey prepared for Alleine B. Williams, dated November 9, 1948, by Piedmont Engineering Service, the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Rhett Street at the southwestern corner of the intersection of Rhett Street and the Southern Railway track and running thence along the Southern Railway property S. 38-30 E. 96.9 feet to an iron pin; thence S. 71-54 W. 62.9 feet to a point; thence S. 18-0 E. 90.8 feet to a point; thence S. 71-54 W. 42 feet to a point; thence N. 18-0 W. 80.7 feet to an iron pin; thence S. 71-28 W. 104.6 feet to an iron pin; thence N. 18-0 W. 99.8 feet to an iron pin on the south side of Rhett Street; thence along the south side of Rhett Street N. 71-28 E. 173 feet to the point of beginning. Together with all party wall rights and interests in party walls and being subject to party wall rights of others for the walls and structures located on the above described property.

This is a purchase money mortgage

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