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GREENVILLE, CO. S. C.

BOOK 1272 PAGE 693

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

16 3 13 PM '73
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

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WHEREAS, I, Bessie O. Williams, of Greenville County,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank, Greenville, S. C.

(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

Five Thousand, Nine Hundred Seventy-Three and 60/100-- Dollars (\$ 5, 973. 60) due and payable
Sixty (60) monthly payments of Ninety-Nine and 56/100 - (\$99. 56) Dollars each, beginning
on the 20th day of May, 1973 and continuing on the 20th day of each and every succeed-
ing calendar month thereafter for a total of sixty (60) months, said payments include both
principal and interest, with interest thereon from maturity at the rate of 8% 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 Greenville, within the corporate limits of the City of Greenville, being known and designated as Lot No. 15 as shown on plat entitled "Property of Charles Watson and Mrs. Grace Watson Griffith" being recorded in the R. M. C. Office for Greenville County in Plat Book G, at Pages 164 and 165, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a point on the east side of Watson Street, joint front corner of Lots 15 and 16; and running thence with the joint line of said lots, N. 70-44 E. 113.5 feet to an iron pin at the rear corner of Lot 2; thence with the line of said lot, N. 17-55 W. 50.15 feet to an iron pin at the corner of Lot 14; thence with the line of said lot, S. 70-53 W. 113.9 feet to an iron pin on the east side of Watson Street; thence with said street, S. 18-40 E. 50.5 feet to the beginning corner; being the same conveyed to me by P. R. Chiles by deed of even date, to be recorded herewith.

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 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.