

FILED  
GREENVILLE CO. S. C.

BOOK 1277 PAGE 297

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
DONNIE S. TANNERSLEY  
R.M.C.

MAY 14 10 28 AM '73  
MORTGAGE OF REAL ESTATE  
DONNIE S. TANNERSLEY  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Melvin Byrd

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charlie Albert Williams and Helen Seaborn 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 Four Thousand Three Hundred Forty

----- Dollars (\$4,340.00) due and payable in equal monthly installment of One Hundred (\$100.00) Dollars each commencing of the 15th day of June, 1973, and on the 15th day of each and every month thereafter, until paid in full,

with interest thereon from date at the rate of NONE 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, in Grove Township, and having according to a plat made by Clifford C. Jones, RLS, dated April 20th, 1973 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5A, at Page 18, the following metes and bounds, to-wit:

BEGINNING at a point in the center of an Unnamed County Road, which point is approximately 400 feet from said road s intersection with the Grove Road, and running thence S. 18-50 W. 512.3 feet to an iron pin, at the joint corner of property now or formerly owned by Williams and Gunter; thence with the Gunter property line, S. 74-00 E. 580.5 feet to an iron pin near a creek; thence up the meanders of said creek, the following courses and distances, to-wit: N. 5-27 W. 130.5 feet to a point in the middle of said creek; thence N. 0-12 W. 100 feet to a point in the middle of said creek; thence N. 33-00 E. 100 feet to a point in the middle of said creek; thence N. 25-32 E. 109.5 feet to a point in the middle of said creek; thence N. 28-44 E. 75 feet to a point in the center of said County Road where creek crosses road; thence with the center of said County Road N. 73-12 W. 567.7 feet to the point of beginning, and containing 6.20 acres, more or less.

This is the same property conveyed to the Mortgagor by the Mortgagees, which deed is recorded in the R.M.C. Office in Deed Book 774, at Page 455.

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.