

MORTGAGE OF REAL ESTATE Office of the Register of Deeds, Greenville, S. C. BOOK 1289 PAGE 175

STATE OF SOUTH CAROLINA COUNTY OF Greenville

FILED AUG 28 1973 DONNE S. JANKASLEY R. M. C.

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

WHEREAS, I, Willie Nell Williams (hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Piedmont, 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

One thousand seven hundred seventy and 48/100--- Dollars (\$ 1, 770. 48) due and payable in twenty - four monthly installments of \$73. 77 each, the first of these due and payable on October 8, 1973 with a like amount due on the 8th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from date at the rate of 8 per centum per annum, to be paid in advance

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:

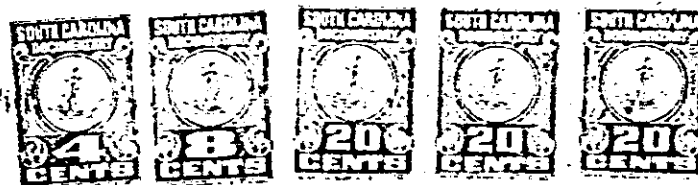
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, State of South Carolina, and having the following metes and bounds to wit :

BEGINNING at a nail in center of Payne Road and running thence N 86-30 W. 248. 2 feet to an iron pin ; thence S. 24-56 W 112. 8 feet to an iron pin ; thence S 43-04 E. 151. 0 feet to an iron pin ; thence N 44-58 E 148. 5 feet to an iron pin ; thence N 87-56 E 123. 2 feet to a nail in center of Payne Road ; thence along center of Payne Road N 22-14 W. 95. 0 feet to a nail in center of Payne Road , the point of beginning.

This conveyance being according to survey and plat as made by Freeland & Associates dated July 24, 1973 containing 0. 81 acres, more or less.

This is the same property conveyed to Willie Nell Williams by deed of M. T. Williams and Margaret L. Williams dated August 21, 1973 , said deed recorded simultaneously with this mortgage in Office of Register of Mesne Conveyance for Greenville County .



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 Mortgagee covenants that it is lawfully seized of the premises herein above 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 whatsoever lawfully claiming the same or any part thereof.

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