

FILED
MAY 23 9 24 AM '74
DONNIE S. TANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Annie Bell Williams

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

(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

Ten Thousand Six Hundred Sixty-Nine and 00/100-----Dollars (\$ 10,669.00) due and payable

\$ 92.25 per month beginning February 1, 1974 to be applied first to interest and then to principal in addition mortgagor will be required to pay a reasonable amount per month into an escrow account to be used for the payment of property taxes and fire insurance.

with interest thereon from date at the rate of 7 1/2% 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, on the southern side of Monteith Circle near the City of Greenville, being shown as Lot no. 12 on plat of Monteith Heights, made by Pickell & Pickell on March 28, 1946, recorded in Plat Book B, at Page 185, and described as follows:

BEGINNING at a stake on the southern side of Monteith Circle, 196.9 feet from Old Augusta Road, at corner of Lot 14, and running thence with the line of said lot S. 5-30 E. 160 feet to a stake; thence N. 84-00 E. 80 feet to a stake at corner of Lot no. 11; thence with the line of said lot N. 5-30 W. 160 feet to a stake on Monteith Circle; thence with the southern side of Monteith Circle S. 84-00 W. 80 feet to the beginning corner.



Together with all and singular rights, members, herditaments, 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.

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