

GREENVILLE CO. S. C.

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BOOK 1374 PAGE 821

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, R. P. WILLIAMS

(hereinafter referred to as Mortgagor) is well and truly indebted unto VANCE E. EDWARDS, Grandview Cr., Travelers Rest, 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 Hundred and No/100

Dollars (\$ 500.00) due and payable

in 12 equal monthly installments of \$43.73 per month commencing on September 10, 1976, and \$43.73 on the 10th day of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of Nine (9%) 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, Bates Township, about 13 miles northwest of the City of Greenville, and being a portion of Tract No. 14 (and known as Lot No. 14-B) on plat of the property of D. B. Tripp, known as the Nannie Benson Place, said plat made by W. J. Riddle, Surveyor, August 1946, and having the following metes and bounds:

BEGINNING at an iron pin on edge of road at corner of Lot No. 14-A, conveyed to Jack Gibson, and running thence with Gibson line, S. 32-30 E. 1068 feet to iron pin; thence still with Gibson line S. 8 E. 542 feet to stake in line of Lot No. 4; thence with rear line of Lots Nos. 4 and 3, S. 88-30 E. 270 feet to stake at corner of Lot No. 14-C, conveyed to King Williams; thence with Williams line, N. 2-00 W. 600 feet to iron pin; thence still with Williams line, N. 32-30 W. 955 feet to stake on edge of road; and thence with road, N. 85-10 W. 386 feet to beginning corner, containing 11 acres, more or less.

This being the same property conveyed to the Mortgagor by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 329, Page 221, dated December 1, 1947.



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.

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