

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, **JIM WILLIAMS, INC.**

hereinafter referred to as Mortgagor, is well and truly indebted unto

GLADYS S. 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 **TEN THOUSAND AND NO/100THS-----**
Dollars \$10,000.00 due and payable

in accordance with the terms of the note of even date

with interest thereon from date at the rate of _____ 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 every 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 the City of Greenville, on the north side of Roosevelt Avenue, being known and designated as Lot No. 15 of Subdivision known as ROOSEVELT HEIGHTS as shown by plat thereof prepared by R. K. Campbell, Surveyor, dated May 20, 1963, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Roosevelt Avenue at the joint front corner of Lots Nos. 14 and 14 and running thence with the line of Lot No. 14, N 12-09 E, 98.7 feet to an iron pin; thence S 82-04 E, 58.6 feet to an iron pin; thence S 7-54 W, 38 feet to an iron pin; thence S 7-43 W, 46 feet to an iron pin on the north side of Roosevelt Avenue; thence with the north side of Roosevelt Avenue, S 86-10 W, 80 feet to the beginning corner.

This is the same property conveyed to S & J Co., Inc. by deed of Carolina Rentals, Inc. recorded in the R.M.C. Office for Greenville County in Deed Book 865 at Page 73 on March 28, 1969. Subsequently S & J Co., Inc and Jim Williams, Inc. were merged and Jim Williams, Inc. is the surviving corporation as shown by reference to merger agreement recorded in Deed Book 1053 at Page 637 on March 29, 1977.

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.

REC'D - GREENVILLE COUNTY S.C. 1977 946

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