

MORTGAGEE'S ADDRESS: 14 Meyer Drive, Greenville S. C. 29605
MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, HELEN MITCHELL WILLIAMS

hereinafter referred to as Mortgagor) is well and truly indebted unto HELEN R. MITCHELL

(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

FORTY THOUSAND and no/100-----Dollars (\$ 40,000.00) due and payable

in 120 successive monthly payments of \$551.00 each, commencing September 1, 1979, with said payments being applied first to interest and then to principal,

with interest thereon from date hereof at the rate of eleven 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, the Mortgagee's heirs, 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, being known and designated as Lot No. 50, as shown on a plat prepared by R. E. Dalton dated December, 1945 entitled Plat No. 2, SUNSET HILLS, recorded in the R.M.C. Office for Greenville County in Plat Book P at pages 18 and 19, and described as follows:

BEGINNING at an iron pin at the Northeastern corner of the intersection of Seminole Drive and Waccamaw Avenue, and running thence with the Southeast side of Waccamaw Avenue, N. 48-50 E. 175 feet to an iron pin on the Southwest side of a 5-foot strip reserved for utilities; thence with the Southwest side of said 5-foot strip reserved for utilities; S. 41-10 E. 75 feet to an iron pin at the joint rear corner of Lots Nos. 50 and 51; thence with the line of Lot No. 51, S. 48-50 W. 175 feet to an iron pin on the Northeast side of Seminole Drive; thence with the Northeast side of Seminole Drive, N. 41-10 W. 75 feet to the Point of Beginning.

BEING the same property conveyed to the Mortgagor herein by Deed of Helen R. Mitchell of even date, to be recorded herewith.

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 is 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.