

GREENVILLE  
MORTGAGE OF REAL ESTATE - S.C.

89-1697-266

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Lester Williams and Bertha H. Williams

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Fifteen Thousand Seventy-three and 72/100 Dollars (\$ 15,073.72 ) due and payable

according to the terms of a note of even date but not later than May 22, 1990.

with interest thereon from \_\_\_\_\_ 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 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, together with buildings and improvements thereon, situate, lying and being on the southeastern side of Renfrew Avenue near the City of Travelers Rest, S.C., in Bates Township, Greenville County, South Carolina, being shown as Lot NO. 32 on a Plat of Subdivision for Abney Mills, Renfrew Plat, made by Dalton and Neves, in January, 1959, and recorded in the RMC Office for Greenville County, S.C., in Plat Book QQ, Page 53 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Renfrew Avenue at the joint front corners of Lots 31 and 32; thence along the common line of said Lots, S. 45-15 E., 113.5 feet to an iron pin on an alley; thence along the rear line of Lot 32, S. 29-13 W., 66.4 feet to an iron pin at the joint rear corner of Lots 32 and 33; thence with the common line of said lots, N. 45-43 W., 130.8 feet to an iron pin on the Southeasterly side of Renfrew Avenue, N. 44-17 E., 64 feet to an iron pin, the beginning corner.

This is the same property conveyed to the morgagors herein by deed on John M. Howard, et at. on the 14th day of April, 1971, in the RMC Office for Greenville County at Deed Book 912, Page 621.

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STATE OF SOUTH CAROLINA  
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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 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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