MORTGAGE OF REAL ESTATE -

VOL 1664 PAGE 379

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE S.C.
MAY 24 4 22 PM '84
R.M.C.

WHEREAS, James Williams

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

(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 Five Hundred Eighty-two and 21/100---------- Dollars ($ 10,582.21) due and payable

according to the terms of a note executed of even date herewith and incorporated herin by reference

~~with interest thereon from~~ ~~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,

ALL those two (2) tracts of land being known and designated as Lots Nos. 32 and 36, as shown on plat of Property of S.C. Beattie Estate, and known as BEATTIE HEIGHTS, Marietta, South Carolina, according to a plat made by Terry T. Dill, March 30, 1959, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Service Road at the joint front corner of Lots Nos. 33 and 32 and running thence along Service Road, S. 70-18 W. 159.6 feet to an iron pin; running thence along the rear lines of Lots Nos. 30 and 31, N. 7-15 E. 228.8 feet to an iron pin in the line of Lot No. 37; running thence N. 82-20 W. 31 feet to an iron pin; thence N. 28-52 E. 230 feet to an iron pin on Geer Highway U. S. #276; running thence along Geer Highway S. 65-00 E. 100 feet to the joint front corner of Lots Nos. 36 and 35; running thence S. 22-25 W. 200 feet to an iron pin running thence S. 14-12 W. 153 feet to an iron pin on Service Road, the beginning corner.

THIS is the same property conveyed to the Mortgagor herein by deed of South Carolina National Bank as Trustee, et al., recorded in the RMC Office for Greenville County in Deed Book 873, page 410 on August 8, 1969.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
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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.

4.00

GREENVILLE OFFICE SUPPLY CO. INC.