

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
MORTGAGE OF REAL ESTATE

BOOK 1228 PAGE 397

APR 7 9 56 AM '72  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH

R. M. C.

WHEREAS,

George W. Maddox

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

Charles Edwin 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 Two Thousand Five Hundred and No/100

Dollars (\$ 2,500.00 ) due and payable

In monthly installments of \$111.94 each, commencing May 5, 1972, and continuing thereafter on the 5th day of each and every month until paid in full.

with interest thereon from date at the rate of 7% 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, on the eastern side of Perry Road, being known and designated as Lot No. 5 and a two foot strip off the northern side of Lot No. 4, as shown on a Plat of Sans Souci Park, made by A. S. Bedell, Engineer, recorded in the R. M. C. Office for Greenville County, in Plat Book "C", at Page 158, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the east side of Perry Road, two feet southwest of the joint corner of Lots 4 and 5, which point is 373 feet from the intersection of Perry Road with Buncombe Road, and running thence in a line parallel to the joint line of Lots 4 and 5, and two feet distant therefrom, S. 74-26 E. 240 feet 8 inches more or less, to an iron pin; thence N. 33-51 E. 61.25 feet to an iron pin; the joint rear corner of Lots 5 and 5A; thence along the joint line of said Lots N. 74-26 W. 261.5 feet to an iron pin on east side of said Perry Road; thence along the line of said Road S. 15-35 W. 58.25 feet to the beginning corner.

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.