

FILED
GREENVILLE CO. S. C.

1976 MAR 26 4 00 PM '76

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAR 26 4 00 PM '76
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Thomas F. Williams

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frances C. 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/100 (\$10,000.00)----- Dollars ~~XXXXXXXXXXXX~~ due and payable

Reference may be had to note for terms of payment

with interest thereon from date at the rate of 7 (%) 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:

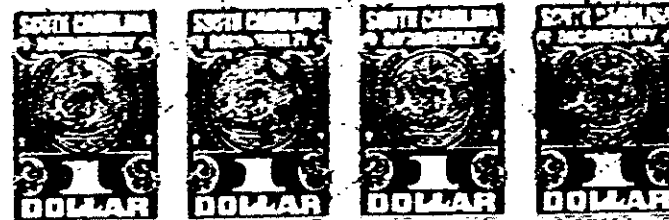
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Bates Township, near the Town of Travelers Rest, being known and designated as Lot No. 40 of Coleman Heights Subdivision and being described according to a plat thereof prepared by Terry T. Dill, Surveyor dated May 24, 1956, recorded in the R.M.C. Office for Greenville County in Plat Book "KK", at Page 29 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of West Drive at the joint front corner of Lots Nos. 39 and 40 of said subdivision and running thence along the common line of said Lots S.22-00 E. 225 feet to an iron pin on the Northern side of a 20 foot alley; thence along the Northern side of said 20 foot alley S. 68-00 W. 200 feet to an iron pin on the Northern side of said alley, the joint rear corner of Lots 40 and 41; thence along the common line of said last mentioned lots N. 22-00 W. 225 feet to an iron pin on the Southern side of West Drive; thence along the Southern side of West Drive N. 68-00 E. 200 feet to an iron pin, the beginning corner.

AND ALSO,

ALL that piece, parcel or lot of land, situate, lying and being near the town of Travelers Rest, in Bates Township, Greenville County, State of South Carolina, being known and designated as Lot No. 41 of Coleman Heights Subdivision and being shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "II" at Page 192. Reference is hereby made to the aforementioned recorded plat for a more particular description of the subject premises.



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.

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