MORTGAGE OF REAL ESTATE-Offic PREEM PILED WARE TO GO & Mann, Attornoys at Lay, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 28 2 09 PH '69 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTHLE WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, DEWEY EASLER

(Increinafter referred to as Mortgagor) is well and truly indebted unto . JIM WILLIAMS . INC .

thereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even data herewith, the terms of which are incorporated herein by reference, in the sum of

Six Thousand Five Hundred and No/100ths

Dollars (\$6,500.00 ) due and payable

five years from date at the rate of 7% interest.

The Mortgagor has the privilege of anticipation without penalty.

WHEBEAS, the Mortgagor may hereafter become indebted to the said Mortgagor for such further sums as may be advanced to or for the Mortgagor's account for taxes, fasurance 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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and turby poid by the Mortgagor at and before the scaling 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 Mortgagor, 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 southern side of Seabury Drive near the City of Greenville, being shown as Lot No. 123 of Merrifield Park, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 000, at page 177, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Seabury Drive at the joint front corner of Lot Nos. 123 and 124 and running thence with the joint line of said lots, S. 1-40 W. 175 feet to an iron pin in the line of Lot No. 125; thence with the line of said Lot, N. 76-55 W. 124.8 feet to an iron pin at the joint rear corner of Lot Nos. 122 and 123; thence with the joint line of said lots, N. 1-40 E. 150.4 feet to an iron pin on Seabury Drive; thence with said Drive, S. 88-20 E. 122.5 feet to an iron pin, at the beginning corner.

Being the same property conveyed to the Mortgagor herein by Deed of Jim Williams, Inc., said Deed to be recorded of even date.

It is agreed between the parties herein that said Mortgage shall constitute a second Mortgage and be junior to that certain Mortgage given by Jim Williams, Inc. to First Federal Savings & Loan Association, said Mortgage being recorded in the R.M.C. Office for Greenville County in Real Estate Mortgage Book 1133, at page 522.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apportaining, and all of the reals, Issues, and profits which may arise or be had therefrom, and including all healing, plumbing, and lighting fixtures now or herediter attached, connected, or fixted thereto in any manner; it being the Intention of the parties hereto that all such fixtures and equipment, other than the usual heaviebild furniture, be considered a part of the real extant

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, siecessors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinshave described in fee simple absolute, that it has good right and is lawfully authorized to self, convey or ensumber the same, and that the premises are free and clear of all livos and encodenances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomeover lawfully claiming the same or any part thereof.