

MORTGAGE OF REAL ESTATE -

BOOK 1557 PAGE 158

RECORDED
GREENVILLE COUNTY, S.C.
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TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Douglas R. Williams and Rebecca S. Williams
Greenville, South Carolina

WHEREAS, Frank S. Poe and Mary M. Poe

(hereinafter referred to as Mortgagor) is well and truly indebted unto Douglas R. Williams and Rebecca S. 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 Twenty seven thousand five hundred and no/100----- Dollars (\$ 27,500.00) due and payable in full on or before October 26, 1984.

with interest thereon from date at the rate of twelve 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:

ALL that certain piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being on the southwest side of East Avondale Drive, City of Greenville, County of Greenville, State of South Carolina, being known and designated as LOT No. 14 of BLOCK H on plat of Subdivision known as Northgate and shown on plat recorded in RMC Office for Greenville County in Plat Book G, pages 135 and 136, and having according to said plat and a recent survey made by Williams and Plumblee, Inc. for Douglas R. Williams dated October 2, 1981, the following metes and bounds, to-wit:

BEGINNING at iron pin on Southwest side of East Avondale Drive at joint corner of Lots 13 and 28 of Block H, said pin being 200 feet East from the Southeast corner of intersection of North Main Street and East Avondale Drive, and running thence along curved line with Southwest side of East Avondale Drive S. 62-29 E. 75.0 feet to an iron pin; thence continuing along curved line with Southwest side of East Avondale Drive S. 39-18 E. 74.6 feet to an iron pin, the joint front corner of Lots 14 and 15 of Block H; thence with line of Lot 15, S. 70-48 W. 160.1 feet to and iron pin; thence along line of Lots 27 and 28 of Block H. N. 14-29 E. 149.8 feet to an iron pin on Southwest side of East Avondale Drive, the BEGINNING CORNER.

This is the same property conveyed the Mortgagor by deed of Mable M. Rawlings, dated September 18, 1979, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1112 at Page 933.

RECORDED
DOCUMENTARY
STAMP
PERMITS

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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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