

GREENVILLE

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BOOK 1225 PAGE 191

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FARNSWORTH MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH R.M.C.

To All Whom These Presents May Concern:

Whereas: Leroy K. Williamson and Margaret B. Williamson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bonnie B. Thompson

(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 TWELVE THOUSAND AND NO/100-----

-----Dollars (\$12,000.00 .-) due and payable at the rate of \$107.86 per month, payments to be applied first to interest and then to principal, with the balance of principal and interest if not sooner paid due and payable 15 years from date hereof,

with interest thereon from date at the rate of seven 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, in the City of Greenville, being known and designated as the northeastern one-half of Lot 13, Block M, of the O. P. Mills Property, as shown by plat thereof recorded in Plat Book C, at Page 176, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Grove Road, which iron pin is located 180 feet south from the intersection of Augusta Road and Grove Road, and running thence with the westerly side of Grove Road S. 45-27 W. 50 feet to an iron pin; thence N. 48-22 W. 181 feet more or less to an iron pin; thence N. 45-27 E. 50 feet to an iron pin on the rear line of Lot No. 10 as shown on said plat; thence S. 48-22 E. along the rear line of Lots 10, 11 and 12, 180.4 feet to the beginning corner.

The mortgagee is hereby granted the right and privilege to prepay any and all of this sum at any time without penalty.

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.