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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM P. WILLSON, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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 Six Thousand Four Hundred and no/100ths ----- Dollars (\$ 6,400.00 ) due and payable

180 days from date,

with interest thereon from date at the rate of 9 per centum per annum, to be paid at maturity.

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 those pieces, parcels or lots of land, together with all buildings and improvements, situate, lying and being on the northwestern side of Sherwood Road, and on the southeastern side of the South Saluda River, in Greenville County, South Carolina, near South Carolina Highway No. 288, being known as Lots Nos. 3, 4 and the southwestern one-half of Lot 5 (also known as Lot 5-A) on a plat of ELLISON RIVER LOTS, made by C. Edgar Williams, Jr., dated September 21, 1954, which is unrecorded, and which is shown in part as to Lot 5-A on a plat of a survey for ROBERT L. ELLISON made by Carolina Engineering and Surveying Company, recorded in the RMC Office for said County and State in Plat Book HHH, page 11, and having the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Sherwood Road, which is 40 feet in a northeasterly direction from the joint front corners of Lots Nos. 4 and 5 and running thence with Sherwood Road, S. 54-30 W., 40 feet to a point; thence continuing with said side of said road, S. 46-11 W., 55 feet to a point; thence continuing with said side of said road in a southwesterly direction, 55 feet to a point at the joint front corners of Lots Nos. 3 and 4; thence with the common line of said lots in a westerly direction, 152.3 feet, more or less, to a point in the center line of the South Saluda River; thence with the center line of the South Saluda River as the line and running in a northeasterly direction, 210 feet, more or less, to a point in the center line between Lots 5-A and 5-B, as shown on Plat Book HHH, page 11; thence with the common line of Lots 5-A and 5-B, S. 44-31 E., 74.6 feet, more or less, to the point of beginning.



Together with all and singular rights, members, herditaments, 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.

The Mortgagor further covenants and agrees as follows.

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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