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BOOK 1374 PAGE 45

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE) DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WAYNE MOSHER AND DOROTHY N. MOSHER

(hereinafter referred to as Mortgagor) is well and truly indebted unto William J. Williams and Ruth B. Williams, R#7, Old Rock House Rd., Greenville, S.C. 29609

(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 Five Thousand, One Hundred Eighty-Seven and 79/100-----Dollars (\$5,187.79 ) due and payable

in equal principal payments of One Hundred (\$100.00) Dollars per month, the first such installment being due on the 5<sup>th</sup> day of August, 1976, and a like amount on the 5<sup>th</sup> day of each succeeding month thereafter until paid in full, together

with interest thereon from date at the rate of six per centum per annum, to be paid: annually, computed on the balance at the beginning of each payment year.

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:

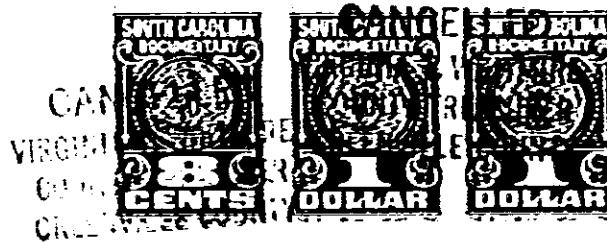
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on West Decatur Street, and being known and designated as Lot No. 97 as shown on plat of property of J. P. Rosamond from a revised plat of property of San souci Developement Co., which plat is recorded in the R. M. C. Office for Greenville County in plat Book H at page 185 and 186, and said lot having the following metes and bounds:

BEGINNING at an iron pin on West Decatur Street at the joint front corner of Lots No.s 96 and 97, and running thence along the joint line of said lots, N. 64-45 W., 179.7 feet to an iron pin; thence N. 25-09 E. 60 feet to an iron pin; thence along the joint line of Lots 97 and 98, S. 64-45 E., 179.8 feet to iron pin on West Decatur Street; thence along West Decatur Street, S. 25-15 W., 60 feet to the beginning corner.

This is the property conveyed to the mortgagors by deed of William J. Williams and Ruth B. Williams, dated July 30, 1976, and recorded simultaneously herewith, in Deed Book 877 Page 88

This mortgage is junior in rank to that certain mortgage given to C. Douglas Wilson & Co., which is of record in the R. M. C. Office for Greenville County in MortgageBook 937, at page 63.



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.

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