

1399 of 934

FILED  
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

1977 9 14 PM  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
JAMES B. TANNER, CLERK  
R.M.C.

WHEREAS, I, Mary Ruth Williams,

hereinafter referred to as Mortgagor) is well and truly indebted unto W. H. and Rose June Thomas

(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

One Thousand----- Dollars \$ 1000. 00----- due and payable

\$16.50 per month beginning April 15, 1977, and continuing each month thereafter until paid in full

with interest thereon from date-----at the rate of 6%-----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

ALL that lot of land in Greenville Township, Greenville County, South Carolina, on the southern side of Fair Street, known and designated as Lot 11 of the R. L. Andrea property according to a plat prepared by W. A. Hester on July 19, 1926, recorded in plat book G, at page 103, and having, according to this plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Fair Street at the corner of Lot 10, and running along the line of that Lot S. 17 1/2 E. 153.7 feet to an iron pin; thence S. 54-20 W. 50 feet to an iron pin at the rear corner of Lot 12; thence along the line of that Lot N. 17 1/2 W. 153.8 feet to an iron pin on the southern side of Fair Street; thence along the southern side of Fair Street N. 54 1/2 E. 50 feet to the beginning.

THIS being the property conveyed to the grantor and the grantee by Crosswell Company by its deed dated May 19, 1965, recorded in the R. M. C. Office for Greenville County in Deed Book 773 at page 542.

THIS being the property conveyed to Willie W. H. Thomas on the 31st day of July, 1969, in Volume 873, at page 46.

DOCUMENTARY  
STAMP  
PROPERTY TAX  
\$ 00.40

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 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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