

STATE OF SOUTH CAROLINA
COUNTY OF

MORTGAGE
(Individual)

FILED
GREENVILLE S.C.
NOV 18 3 33 PM '72
DUNN & STANLEY
R.M.C.

1038-113

CENTRAL OFFICE RECORDS
GREENVILLE, S.C.

Form # 741

WHEREAS, ALICE WILLIAMS (hereinafter called the mortgagor), in and by his certain note of even date, stands firmly held and bound unto WILLIAM GENERAL (hereinafter called the mortgagee) for the payment of the full and just sum of Fourty Thousand and no/100 (\$ 40,000.00) Dollars, payable per note , with the entire balance, if not sooner paid, being due November 15, 2007, with interest, as in and by the note, reference being had thereto, will more fully appear.

NOW, KNOW ALL MEN BY THESE PRESENTS: That the mortgagor, for and in consideration of the debt or sum of money aforesaid, and to better secure its payment to the mortgagee according to the condition of the note, and also in consideration of the further sum of THREE (\$3.00) DOLLARS to the mortgagor in hand well and truly paid by the mortgagee at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the mortgagee, its his successors, heirs and assigns, the real property described as follows:

ALL that certain peice, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, in that area formerly constituting the Town of West Greenville, but recently annexed to the City of Greenville, being the Western portion of Lot No. 12 of a subdivision known as Perry Avenue Annex, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book A, at page 878, and having, according to a plat of the property of the T. J. Seyle Estate prepared by Piedmont Engineering Service on March 16, 1950, the following metes and bounds, to-wit:

BEGINNING at a point on the North side of Pendleton Street in the dividing lien of Lots Nos. 11 and 12 of Perry Avenue Annex, which point is 80.48 feet from the East side of Perry Avenue, and running thence through the center of a party wall and continuing N. 13-15 E. 115.6 feet to an iron pin on the South side of Branwood Street; thence along the South side of Branwood Street S. 74-20 E. 20.17 feet to a point; thence on a line through the approximate center of Lot No. 12 of Perry Avenue Annex and continuing through the center of a party wall, S. 13-15 W. 115.3 feet to a point on the North side of Pendleton Street; thence along the North side of Pendleton Street N. 76-51 W. 20.17 feet to the beginning corner.

This conveyance is made subject to any and all easements, rights of way and restrictions affecting said property or as shown on the recorded plat.

This being the same property conveyed to Alice Boatwright Lane by deed recorded in the R.M.C. Office for Greenville County in Deed Book 952 at Page 457 dated August 16, 1972 and recorded August 21, 1972.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the premises belonging, or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular the premises unto the mortgagee, its his successors, heirs and assigns forever.

AND the mortgagor does hereby bind himself and his heirs and successors to warrant and forever defend all and singular the premises unto the mortgagee, its his successors, heirs and assigns, from and against himself and his heirs and successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties that the mortgagor, his heirs and successors and assigns, shall keep any building erected on the premises insured against loss and damage by fire for the benefit of the mortgagee, for an amount not less than the sum shown above, with such company as shall be approved by the mortgagee, its his successors, heirs and assigns, and shall deliver the policy to the mortgagee; and in default thereof, the mortgagee, its his successors, heirs or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof, together with interest thereon at the rate provided in the note from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the mortgagee, its his successors, heirs and assigns, shall be entitled to receive from the aggregate of the insurance monies to be paid a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the parties, that if the mortgagor, his heirs and successors or assigns, shall fail to pay all taxes and assessments upon the premise when they shall first become payable, then the mortgagee, its his successors, heirs or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon at the rate provided in the note from the date of such payment.

AND IT IS AGREED, by and between the parties that upon any default being made in the payment of the note or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, or failure to pay any other indebtedness which constitutes a lien upon the real property when the same shall severally become payable, then the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the mortgagee, its his successors, heirs or assigns, although the period for the payment thereof may not then have expired.

2 NOV 18 05 1561

4.0001

NOV 18 1972