

FILED
MORTGAGE OF REAL ESTATE—GREENVILLE CO. S. C.
Mark, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

NOV 30 10 37 AM 1967

BOOK 1077 PAGE 663

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, Williams Plumbing Supply, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mae W. Black, also known as May W. Black

(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 Thirty-one Thousand and No/100 -----

----- Dollars (\$ 31,000.00) due and payable
Four Thousand and No/100 (\$4,000.00) Dollars on November 22 of each year after date, with the privilege to anticipate payment of part or all at any time, with interest thereon after maturity (November 22, 1975), or after ninety (90) days default,

~~at the rate of~~ at the rate of 6% per centum per annum, to be paid: semi-annually

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, containing 6 acres, more or less, situate, lying and being on the northeastern side of Parker Road and being more particularly described according to a plat of survey by John C. Smith, RLS, dated November 7, 1967, recorded in the P.M.C. Office for Greenville County in Plat Book VVV, Page 118, as follows:

BEGINNING at an iron pin on the northeastern side of Parker Road at the corner of property now or formerly belonging to Frank Williams and running thence N. 55-42 E. 504.5 feet to an iron pin on Butler Road; thence along Butler Road S. 56-03 E. 332.8 feet to an iron pin at the corner of property of E. B. Wynn; thence along Wynn's line S. 60-00 W. 210 feet to an iron pin; thence still with Wynn's line S. 54-37 E. 210 feet to an iron pin in the line of property now or formerly belonging to Putnam; thence along Putnam's line S. 62-21 W. 566.3 feet to an iron pin on Parker Road; thence along Parker Road N. 25-59 W. 431.4 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by the mortgagee herein by deed of even date herewith to be recorded, and this mortgage is given to secure payment of a portion of the purchase price.

There is excluded from the lien of this mortgage a 0.2 acre triangular lot in the eastern corner of the property which lot has this day been conveyed by the mortgagor herein to F. W. Wynn and is described as follows:

BEGINNING at an iron pin in the line of Putnam and at the corner of property now or formerly belonging to E. B. Wynn and running thence along Putnam's line S. 62-21 W. 95.2 feet to an iron pin; thence a new line N. 27-39 W. 187.2 feet, more or less, to an iron pin at the joint corner of the mortgagor and E. B. Wynn; thence along Wynn's line S. 54-37 E. 210 feet to the beginning corner.

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