

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUL 9 11 42 AM '69 MORTGAGE OF REAL ESTATE

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

WHEREAS, WE, Thomas Eugene Williams and Martha M. Williams,

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Sam T. Staggs and E. Kathryn Staggs, their heirs and assigns

(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

Fifteen Hundred and Sixty One-----70/100 Dollars (\$ 1,561.70) due and payable

at the rate of \$25.00 per month commencing on the first day of August 1969, and continuing on the first day of each month until paid in full, said payment to be applied firstly to interest on the remaining balance at the rate of 7%, and the remainder toward reduction of principal.

with interest thereon from date at the rate of 7 per centum per annum, to be paid; as stated above.

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, Chick Springs Township, situate, lying and being on the Northwesterly side of Pisgah Drive, being known and designated as lot 69, block D, according to plat of Paris Heights, prepared by Piedmont Engineering Service, November 1950, in plat book Y, at page 65, and having according to said plat, the following metes and bounds, to wit;

Beginning at an iron pin on the Northwesterly side of Pisgah Drive, at joint front corner of lots nos. 68 and 69; thence along the joint line of these lots, North 57-22 W. 150 feet to an iron pin at the joint rear corner of lots nos. 68 and 69; thence North 32-38 E. 70 feet to an iron pin at joint rear corner of lots 69 and 70; thence along the joint line of these lots S. 57-22 E. 150 feet to an iron pin at joint front corner of lots nos. 69 and 70 on the Northwesterly side of Pisgah Drive; thence along Pisgah Drive; .6. 32-28 W. 70 feet to iron pin at joint front corner of lots 68 and 69 to point of beginning.

/This mortgage is subsequent to a mortgage given to Cameron and Brown Company on the above property, and recorded in mortgage book 1075 at page 491 in the R M C Office for Greenville County, South Carolina.

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.