

GREENVILLE, S. C.  
DEC 8 2 30 PM '70

BOOK 1174 PAGE 613

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Martha Ann Bates Mace

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. James Williams

(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 Six Thousand Forty Nine and 80/100-----  
----- Dollars (\$ 6,049.80 ) due and payable

One Hundred Sixty Eight and 05/100 (\$168.05) Dollars beginning on January 4, 1971, and One Hundred Sixty Eight and 05/100 (\$168.05) Dollars on the 4th day of each and every month thereafter until paid in full after maturity

with interest ~~HEREIN~~ at the rate of eight (8) per centum per annum, to be paid: after maturity

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 the eastern side of Parkins Mill Road near the City of Greenville and being shown as Lot No. 11 on Plat No. 2 of Estate of Tully P. Babb made by Dalton & Neves in June 1958 and recorded in the R. M. C. Office for Greenville County in Plat Book MM at Page 37, and described as follows:

BEGINNING at an iron pin on the eastern side of Parkins Mill Road at the corner of Lot No. 10 and running thence with the eastern side of said Road, N. 31-39 E. 169.4 feet to an iron pin at the corner of an unnamed Street; thence with curve of intersection the chord of which is N. 64-30 E. 42 feet to an iron pin; thence with the southern side of an unnamed street, S. 82-38 E. 225 feet to an iron pin; thence S. 28-23 W. 229.8 feet to an iron pin at corner of Lot No. 10; thence with line of said Lot, N. 74-07 W. 250 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.