

FILED
GREENVILLE CO. S. C.

VOL 1459 PAGE 904

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, I, Broughton Williams

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
Piedmont, S.C. 29673

(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

Four thousand four hundred eighty-nine and 20/100----- Dollars (\$ 4,489.20) due and payable in sixty (60) monthly installments of \$74.82 each , the first of these due and payable on April 8 , 1979 with a like amount due on the 8th day of each calendar month thereafter until entire amount of debt is paid in full.

with interest thereon from _____ date _____ at the rate of 12.99 per centum per annum, to be paid: _____ in advance

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, Grove Township , at Piedmont on Church Street and having the following metes and bounds, to - wit :

BEGINNING AT THE crossing of Church Street across railroad leading to Piedmont Mill on north rail of said railroad in said street , and running thence N. 62 3/4 E. 3.77 ch. to a stone on south side of said railroad track, thence N. 16 1/2 W. 69 links along space 16 feet left for a street, to a stone ; thence N. 89 W. 3.06 ch. to Church Street ; thence along said street S. 1 W. 2.41 ch. to the beginning corner and containing 1/2 acre, more or less .

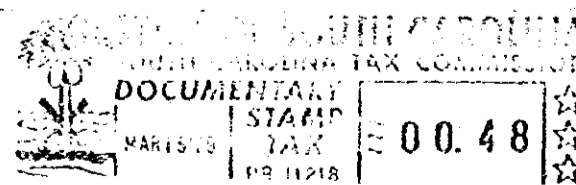
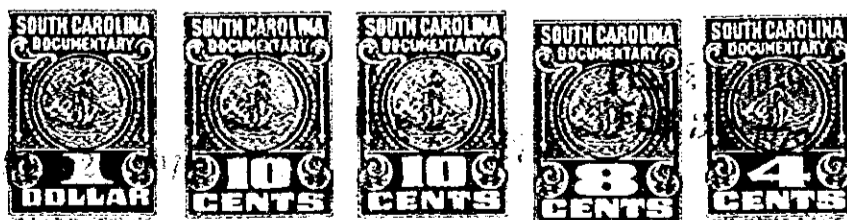
ALSO : All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Grove Township near Piedmont on a side track which runs to the Piedmont Mfg. Co. Mill , and having the following metes and bounds, to-wit :

BEGINNING on south side of railroad track running to the Piedmont Mills , and running thence N. 16 1/4 W. 69 links to a stone X3 ; thence N. 88 3/4 W. 3.06 ch. to the street ; thence N. 1 1/4 E. 54 links to stake by a P.D. ; thence S. 88 3/4 E. 3.14 ch. to a stake X3, near a black gum ; thence S. 16 3/4 E. 1.12 ch. to a post on south side of Railroad track ; thence 26 links to the beginning corner and containing .19 acres, more or less .

This being the same property conveyed to Broughton Williams by deed of Georgene Williams dated February 7, 1979, recorded in the Office of R.M.C. FOR Greenville County in Book 1098 of Deeds , Page 235 .

This being the same property conveyed by deed of Cebell Fleming Simpson and Hazel Fleming Clardy , deed dated November 28, 1969 , recorded in the Office of R.M.C. for Greenville County in Book 880 of Deeds, Page 264 .

This is a Junior Lien subject to the first mortgage lien given to Cebell Fleming Simpson dated December 1 , 1969 , with an outstanding balance of \$3,782.10 , recorded in the Office of R.M.C. for Greenville County in Mortgage Book 1143 , Page 201 .



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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