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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1431 PAGE 597

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed From Courtney P. Holland and Recorded on 04/26, 19 72. See Deed Book # ~~942~~, Page 95 of ~~Greenville~~ County.

WHEREAS, We, Benjamin Frank Williams and Peggy J. Williams (hereinafter referred to as Mortgagor) is well and truly indebted unto First Financial Service D/B/A Bureau of Financial Service 742 Wade Hampton Blvd., Greenville, SC 20609 (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

Ten Thousand One Hundred Fifty Two ---------- Dollars ($10,152.00) due and payable

In equal monthly installments of One Hundred Forty One (141.00) each. The first installment being due and payable on the 10 th Day of June 1978 and a like sum being due and payable on the 10 th day of each month thereafter until the ~~entire amount is~~ paid in full. ~~at the rate of~~ ~~per annum, to be paid~~ entire amount is

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

Beginning at a point in center of Mush Creek Road and running N. 19-40 E. 393.5' to a corner I.P. ; thence S. 65-05 E. 169.7' to a corner I.P.; thence along line of lot # 8, S. 24-55 W. 379.2' to center of the said Mush Creek Road; thence N. 70-29 W. 134.4' to point of begginning. This property being shown on said plat as being lot # 9.

This conveyance is made subject to any restrictions, right-of-way, or easements that may appear of record on the recorded plat(s) or on the premises. This is the same property conveyed to the grantor by deed recorded in the R.M.C. office for Greenville County, S. C., in Deed Volume 1231, Page 154.

DOCUMENTARY STAMP TAX MAY 9 '78 08.11218 04.08

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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