

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Maggie D. Burgess Williams

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Sixty-Nine & 24/100 - - -

as follows: \$43.59 on the 8th day of August 1969 and \$43.59 on the 8th day of each succeeding month thereafter until paid in full
Dollars (\$1,569.24) due and payable

maturity
with interest thereon from date at the rate of 7 per centum per annum, to be paid: monthly

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, Fairview Township in or near the Town of Simpsonville, with the following metes and bounds, to-wit:
BEGINNING at an iron pin on land formerly of Hopkins, and running thence N. 33 1/2 W. 4.71 Chains to an iron pin on line, formerly Cook; thence with the line, formerly Cook, N. 22 E. 1.44 chains to a point on lands, formerly Verdin; thence with the Verdin line S. 83 E. 4.79 chains to corner of land formerly Teat; thence with the line of land, formerly Teat, S. 19 E. 1.02 chains to an iron pin; thence continuing with line, formerly of Teat S. 5.04 chains to the beginning corner, containing 1.76 acres, more or less, according to a plat made by E. E. Gary, Surveyor, December 30, 1946, less, however, a small lot of land cut off the Northern boundary of this lot, containing 0.25 acres, which has been sold off and is described on a plat of property of Horace West, dated Jan 25, 1968, by C. O. Riddle, Surveyor, and this particular 0.25 acre lot which was sold off the original 1.76 acre lot was surveyed and said plat revised June 3, 1969.

The original 1.76 acre lot of land was conveyed to the Mortgagor and her deceased husband by Deed of R. M. Spooner on January 6, 1950, said deed of record in the R. M. C. Office for Greenville County, S. C., in Deed Book 399, Page 353, the Grantor being Revised the interest of her late husband A. E. Burgess by will of record in the Office of the Probate Judge for Greenville County, S. C.

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.