

STATE OF SOUTH CAROLINA FILED
GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

SEP 3 2 20 PM '69

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, RAY C. BASS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto JIM WILLIAMS, INC.,

(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 FIVE THOUSAND AND NO/100

Dollars (\$5,000.00) due and payable

One Thousand and No/100 Dollars (\$1,000.00) the 29th day of November, 1969, and One Thousand and No/100 Dollars (\$1,000.00) the 29th day of February, 1970, and One Thousand Five Hundred and No/100 Dollars (\$1,500.00) the 29th day of May, 1970, with the balance of principle and interest due on the 29th day of August, 1970. Each payment will be applied first to the interest and the balance to the principle,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: Quarterly.

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, being known and designated as Lot No. 109, as shown on a plat of the subdivision of KINGSGATE, prepared by Piedmont Engineers and Architects, recorded in the R. M. C. Office for Greenville County in Plat Book WWV, Page 44 and 45, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING At an iron pin on the western side of Lambourn Way, which iron pin is the joint front corner of Lots Nos. 107 and 109 and running thence S. 67-01 W, 158.3 feet to an iron pin; thence S, 19-03 E, 150.0 feet to an iron pin; thence N, 66-45 E, 151.8 feet to an iron pin on the western side of Lambourn Way and running thence along the western side of Lambourn Way N. 16-35 W, 150.0 feet to an iron pin, the point of beginning.

Together with all and singular rights, members, hardiments, 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, his 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.

Paid in full 4/17/70.