

GRIFFIN & HOWARD, ATTORNEYS
GREENVILLE, SOUTH CAROLINA
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAN 15 9 33 AM '70
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, OLLIE MAE WILLIAMS

(hereinafter referred to as Mortgagor) is well and truly indebted unto JACK T. BALLEW

(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

Two Thousand and No/100 ----- Dollars (\$ 2,000.00) due and payable

in 210 equal monthly payments of \$40.50 commencing on the 5th day of February, 1970, and on like date of each succeeding and consecutive month thereafter, including interest thereon from date at the rate of 8% to be computed and paid monthly

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

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 West side of Bates Street (also known as Furman Road) and being known and designated as Lot #5 as shown on plat of property of Central Realty Corporation, recorded in the RMC Office for Greenville County in Plat Book "P", at page 57, and being described as follows:

BEGINNING at a point on the West side of Furman Road at the joint front corner of Lots 4 and 5, and running thence along the said Furman Road, S-32-26 W. 50 feet to a point on the West side of Furman Road, joint corner of Lots Nos. 5 and 6; thence along the joint line of said lots, N. 57-34 W. 140 feet to a point, joint rear corner of Lots 5 and 6; thence N. 42-59 E. 50.9 feet to a point, joint rear corner of Lots 4 and 5; thence along the joint line of Lots 4 and 5, S. 57-34 E. 130.6 feet to the point of beginning.

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.