

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S. C. MORTGAGE OF REAL ESTATE
Nov 15 4 25 PM '73
ELIZABETH RIDDLE
R.M.C.

WHEREAS, Harry L. Edwards and Martha G. Williams

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ethel S. Jones

(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 nine hundred twenty-seven and 11/100 ----- Dollars (\$4,927.11) due and payable

in equal annual instalments of \$985.43, commencing November 14, 1973, with each subsequent instalment being due on each November 14, and with the final instalment being due November 14, 1978, with interest thereon from November 14, 1973 rate of 7 1/2 per centum per annum, to be paid with each annual instalment.

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

ALL that piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, and being known and designated as Lot No. 144 of "Boyce Lawn Addition" according to a plat prepared of said property and recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book E, at Page 246, and according to a more recent survey made of said property by R. B. Bruce, R. S., the plat of which is recorded in the said R. M. C. Office in Plat Book 4-W, at Page 49, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Pettigru Street, joint front corner of Lots Nos. 144 and 143, and running thence with the common line of said lots, S. 24-45° E. 186.5 feet to a point; thence, S. 47-16° W. 82 feet to a point; thence, N. 15-15° W. 196 feet to a point on the edge of Pettigru Street; thence, running with said street, N. 43-15° E. 50 feet to a point, the point of beginning.

The lien of this mortgage being second and inferior to the lien of the mortgage from Ethel S. Jones to Fountain Inn Federal Savings and Loan Association, dated August 30, 1966, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1039, at Page 544.

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.