

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
CO. S. C.
3 16 PM '79
TANFERSLEY
R.M.C.

BOOK 1483 PAGE 167

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DOUGLAS R. WILLIAMS

(hereinafter referred to as Mortgagor) is well and truly indebted unto MABEL M. RAWLINGS

(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

TWENTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$ 27,500.00) due and payable
OVER A PERIOD OF THIRTY (30) YEARS, IN EQUAL MONTHLY INSTALLMENTS OF PRINCIPAL
AND INTEREST OF \$221.28 EACH, BEGINNING OCTOBER 1, 1979

with interest thereon from DATE at the rate of 9% per centum per annum

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 HEREFTER CONSTRUCTED THEREON, SITUATE, LYING AND BEING IN THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS LOT NO. 14 OF BLOCK H ON PLAT OF SUBDIVISION KNOWN AS NORTHGATE AND SHOWN ON PLAT RECORDED IN RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK G, PAGES 135 AND 136, AND HAVING ACCORDING TO SAID PLAT AND A RECENT SURVEY MADE BY R. E. DALTON, ENGR., AUGUST 12, 1942, THE FOLLOWING METES AND BOUNDS, TO-WIT:~~

ALL that certain piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being on the southwest side of East Avondale Drive, City of Greenville, County of Greenville, State of South Carolina, being known and designated as LOT NO. 14 of BLOCK H on plat of Subdivision known as Northgate and shown on plat recorded in RMC Office for Greenville County in Plat Book G, pages 135 and 136, and having according to said plat and a recent survey made by R. E. Dalton, Engr., August 12, 1942, the following metes and bounds, to-wit:

BEGINNING at iron pin on Southwest side of East Avondale Drive at joint corner of Lots 13 and 14 of Block H, said pin being 200 feet East from the Southeast corner of intersection of North Main Street and East Avondale Drive, and running thence along curved line with Southwest side of East Avondale Drive to stake (chord of which is S. 62-0 E. 75 feet); thence continuing along curved line with Southwest side of East Avondale Drive to iron pin (chord of which is S. 39-0 E. 74.7 feet), joint front corner of Lots 14 and 15 of Block H; thence with line of Lot 15, S. 70-48 W. 160.8 feet to iron pin; thence along line of Lots 12 and 13 of Block H, N. 15-13 E. 150.3 feet to iron pin on Southwest side of East Avondale Drive, the BEGINNING CORNER.

This is the same property deeded by Robert F. Hunt as Committee for Grace K. Hunt to Mabel M. Rawlings as shown by deed recorded in Deed Book 1042 page 667, RMC Office for Greenville County, South Carolina.

GCTO ----- 3 00 3 79 155

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 11.00
PS 11-18

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.

4328 RV-2