

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
S. C.
MAY 14 1979
CLERK

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1484 PAGE 656

WHEREAS, DAN F. WILLIAMSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto

THE BANK OF GREER

(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-THREE THOUSAND

Dollars (\$ 23,000.00) due and payable

in eight (8) equal, annual principal installments of \$2,875.00, commencing one year from date

with interest thereon from date at the rate of 11% per centum per annum, to be paid: Quarterly in advance

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, near the City of Greenville, on the southwestern corner of the intersection of Parker Road and YMCA Street, being shown and designated as the greater portion of Lot 125, Section 2, on a Plat of ADDITION TO VICTOR MONGHAN MILLS SUBDIVISION, recorded in the RMC Office for Greenville County in Plat Book CC, at Page 173, and having the following courses and distances:

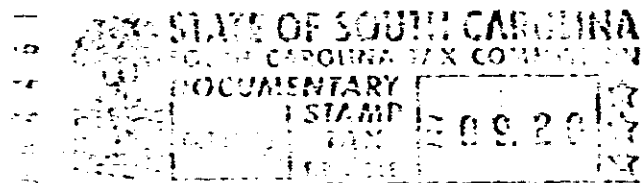
BEGINNING at an iron pin at the southwest corner of Parker Road with YMCA Street and running thence along the western side of YMCA Street, S 4-10 W, 182.6 feet to an iron pin; thence N 82-56 W, 92 feet; thence N 7-58 E, 184.4 feet to the South side of Parker Road; thence with the South side of Parker Road, S 82-02 E, 80 feet to the beginning corner.

ALSO: All of its right, title and interest in the three foot strip of land running along the western side of the above and being the western three feet of the above lot, and having the following metes and bounds:

BEGINNING at the joint front corner of Lot 125, Section 2, Plat Book CC, Page 173, and Lot 86, Section 2, Plat Book S, Pages 179 and 181, Greenville County RMC Office, on the South side of Parker Road and running thence S 7-58 W, 184.4 feet more or less; thence S 82-56 E, 3 feet into Lot 125; thence N 7-58 E, 184.4 feet more or less, to Parker Road; thence with Parker Road, N 82-02 W, 3 feet to the beginning corner; this is the western 3 feet of Lot 125, Section 2, Plat Book CC, Page 173, which was omitted from deed recorded in Deed Book 495, Page 423, Greenville County RMC Office.

This is the same property conveyed to the Mortgagor herein by deed of Cloverleaf, Inc. of Greenville, S. C., recorded September 6, 1978, in Deed Book 1086, at Page 868.

MORTGAGOR HAS THE RIGHT TO PREPAY OR TO SELL THE PROPERTY COVERED BY THIS MORTGAGE; AT SUCH TIME AND IN EITHER EVENT, HE SHALL BE LIABLE ONLY FOR ONE-HALF OF THE BALANCE DUE ON THIS INDEBTEDNESS AT THAT TIME. IN ANY EVENT MORTGAGOR'S TOTAL LIABILITY UNDER THIS OBLIGATION SHALL NOT EXCEED THE SUM \$11,500.00 (ELEVEN THOUSAND FIVE HUNDRED DOLLARS) PLUS ONE-HALF ACCRUED INTEREST.



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.

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