

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GR... FILED  
OCT 12 4 44 PM '81  
JONNIE...  
Douglas... W...  
R.M.C.

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

WHEREAS,

and Rebecca S. 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 ONE HUNDRED TWENTY-FOUR and 22/100

Dollars \$ 27,124.22 due and payable

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, situate lying and being in the City of Greenville on the Easterly side of East Avondale Drive, being known and defined as Lot 12, Block K of Northgate Subdivision as shown on Plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book M, Page 13 and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Easterly side of East Avondale Drive at the joint front corner of lots 11 and 12 and running thence with the line of lot 11 in an Easterly direction 247.4 feet to an iron pin; thence along the rear line of lot 12 in a Southerly direction 70.65 feet to an iron pin at the joint rear corner of lots 12 and 13; thence along the line of lot 13 in a Westerly direction 257 feet to an iron pin on the Easterly side of East Avondale Drive; thence along the Easterly side of East Avondale Drive in a Northerly direction 70 feet to the beginning point.

This is the same property conveyed to Mortgagors herein by deed of Frank S. Poe, Jr. and Mary M. Poe, dated October 7, 1981, and recorded the same date in the RMC Office for Greenville County, South Carolina in Deed Book 1156 at Page 653.

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property.

This mortgage is junior and subordinate to that certain mortgage assumed by the Mortgagors herein from Frank S. Poe, Jr. and Mary M. Poe, who had previously assumed said mortgage on August 17, 1976 from Marshall Young Feinster, Jr. This mortgage was given to Collateral Investment Company dated February 27, 1974, in the original principal sum of \$32,400.00 and recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1302, Page 751.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY STAMP  
OCT 12 1981  
\$ 10.82  
FEB 11 1981

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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