

MORTGAGE OF REAL ESTATE—Office of LEHMAN MOSELEY, JR., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

GREENVILLE CO. S. C.  
FILED  
JUL 26 3 02 PM '76  
LONNIE S. TANKERSLEY  
R.H.C.

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

WHEREAS, Ansel Wade Alberson and Gail Alberson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Co.,

(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 Six Thousand One Hundred Thirty-five and 36/100-----

Dollars (\$ 6, 135. 36 ) due and payable

to Southern Bank and Trust Co., Box 8, Williamston, South Carolina,

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

Terms thereof being more fully set out in said Note.

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, the Mortgagee's heirs, 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, being known and designated as "Property of Ansel Wade Alberson and Gail Alberson" according to plat prepared by Clifford C. Jones, Engineer, September 3, 1976, and recorded in the RMC Office for Greenville County, South Carolina, in Book 5-V at Page 81, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in South Carolina Highway No. 247 leading from Belton to Wares, and running thence with line of E. Alberson, S. 87-00 E. 516.5 feet to an iron pin; thence S. 2-45 W. 295.8 feet to an iron pin; thence N. 86-54 W. 240 feet to an iron pin; thence N. 2-45 E. 157.8 feet to an iron pin; thence N. 86-54 W. 276.5 feet to an iron pin; thence N. 2-45 E. 137.1 feet to the point of beginning.

This is a portion of the property inherited by the Grantor, Isabelle B. Alberson, from the estate of Ansel Alberson on November 7, 1973, and recorded in Apt. 1273, File 2, in the Probate Court for Greenville County, South Carolina.

ALSO, all that certain piece, parcel, or lot of land situate, lying, and being in Greenville County, South Carolina, being shown and designated as a portion of Lot No. 4, containing 2.0 acres more or less on plat entitled "Property of Ella Alberson" prepared by Clifford C. Jones, Surveyor, on September 1, 1976, and recorded in the RMC Office for Greenville County, South Carolina, in Book 5-R at Page 96, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin 516.5 feet from South Carolina Highway 247 leading from Belton to Ware Place, along the joint line of Lots 2 and 4, and running thence S. 86-00 E. 333.3 feet to an iron pin; thence S. 4-00 W. 296.4 feet to an iron pin; thence N. 86-54 W. 326.9 feet to an iron pin; thence N. 2-45 E. 295.8 feet to the point of beginning.

This is a portion of the property inherited by the Grantor, Isabelle B. Alberson, from the estate of Ansel Alberson on November 7, 1973, and recorded in Apt. 1273, File 2, in the Probate Court for Greenville County, South Carolina.

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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