

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
11/23 2:47 PM '80
R.M.C. HAMERSLEY

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

WHEREAS, we, JOSEPH E. ALDERMAN, JR. and SUSAN B. ALDERMAN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST CITIZENS BANK & TRUST COMPANY,

(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

Ten Thousand Five Hundred and No/100ths----- Dollars (\$10,500.00) due and payable

Ninety (90) days from the date of execution of this Mortgage

with interest thereon from May 27, 1980 at the rate of 17.75 per centum per annum, to be paid: in full with the principal ninety (90) days from the date of execution of this mortgage

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, located on Chestnut Ridge Road and designated as Lots 19 and 20 as shown on Plat of Property of J. E. Alderman, Jr., recorded in the R.M.C. Office for Greenville County in Plat Book 5-0 at Page 24, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the eastern side of Chestnut Ridge Road 1317 feet from the intersection of Trowbridge Avenue and running thence along said road N. 47-14 W. 73.7 feet; thence N. 51-21 W. 91.3 feet; thence N. 25-13 W. 40.7 feet; thence N. 26-14 E. 41 feet; thence N. 56-59 E. 89.9 feet; thence N. 75-02 E. 61.3 feet; thence S. 60-05 E. 60.1 feet; thence S. 45-44 E. 109.2 feet to an old iron pin on the western side of Chestnut Ridge Road; thence S. 45-12 W. 150.2 feet to an iron pin; thence S. 44-48 E. 6 feet to an iron pin; thence S. 45-12 W. 12 feet to an iron pin; thence N. 44-48 W. 6 feet to an iron pin; thence S. 45-12 W. 35.5 feet to the point of beginning; less, however, that 6 feet x 12 feet strip of land previously conveyed by the mortgagors to James Morgan Goldsmith, Martha A. Goldsmith and Mason A. Goldsmith by deed dated July 14, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1069 at Page 867.

This being the same property conveyed to the mortgagors by Vina Patrick McCauley by deed dated June 4, 1974 and recorded in the R.M.C. Office for Greenville County in Deed Book 1000 at Page 491, said property further being the subject of a first mortgage by the mortgagors herein to Fidelity Federal Savings & Loan Association, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1356 at Page 392 and re-recorded in Mortgage Book 1360 at Page 811.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
SIGNATURE
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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 is 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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