

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
JUN 11 1984
R.M.C. SLEY

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

WHEREAS, WILLIAM C. ALEXANDER

(hereinafter referred to as Mortgagor) is well and truly indebted unto WATSON FINANCE COMPANY, INC.

(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 Two Thousand Eight Hundred Twenty Seven and 20/100-----

Dollars (\$ 2,827.20) due and payable

in accordance with terms of note of even date herewith

with interest thereon from _____ 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, City of Greenville, located on the western side of Cumberland Avenue, being known and designated as Lot No. 5, Block L, as shown on a plat of Fair Heights, prepared by R. E. Dalton, dated October, 1924, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book F, Page 257, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Cumberland Avenue at the joint front corner of Lots Nos. 4 and 5 and running thence with the line of Lot No. 5 N. 58-40 W., 140 feet to an iron pin; thence with the rear line of Lot No. 18 S. 31-20 W., 50 feet to an iron pin at the joint rear corner of Lots Nos. 5 and 6; thence with the line of Lot No. 6 S. 58-40 E., 140 feet to an iron pin on the Western side of Cumberland Avenue; thence with the western side of Cumberland Avenue N. 31-20 E., 50 feet to the point of beginning.

This is the same property conveyed to the mortgagor and L. B. Alexander by deed of J. W. Vest, same as John W. Vest recorded in the R.M.C. Office for Greenville County on September 23, 1960, in Deed Book 659, Page 339. L. B. Alexander died testate in Greenville County on April 10, 1983, leaving as her sole heir the mortgagor herein, W. C. Alexander, as reflected in the Greenville County Probate Court Apartment 1751, File 24.

GCTO -----4 FEB 09 84 045

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX \$ 00.80

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.

352

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