

MORTGAGE OF REAL ESTATE

Mortgagee's Address: 306 Palmetto Ave.
Greenville, S.C.
29611

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: VOL 1059 PAGE 413

WHEREAS, Donald L. Alexander

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

(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 Thirteen Thousand Two Hundred and No/100----- Dollars (\$13,200.00) due and payable

In accordance with the terms of said Note

with interest thereon from April 25, 1984 at the rate of 10½ per centum per annum, to be paid: In accordance with the terms of 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, 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, being shown and designated as Tract Number 5 on a plat made by J. Mac Richardson in April 1950, revised March 1951, containing 2.25 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in Crestwood Drive, the joint front corner of the property conveyed herein and property now or formerly belonging to Hinson, and running thence N. 81-00 W. 576.8 feet to an iron pin; thence N. 23-00 E 232.8 feet to an iron pin, joint corner with Lot No. 4, thence along the joint line S. 69-28 E. 512.3 feet to an iron pin in Crestwood Drive; thence along Crestwood Drive S.-12 W. 145.7 feet to the beginning.

THIS being the identical property conveyed to the Mortgagor herein by deed of the Mortgagee herein dated April 25, 1984 and to be recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
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FEB 11 1985

Together with all and singular rights, members, hereditaments, and advantages 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 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 such 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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