ADDRESS: 200 Oak Street Woodville Heights Greenville, SC 29611

MORTGAGE - INDIVIDUAL FORM - MITCHELL & ARIAIL, GREENVILLE, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE 1631 FALL 200

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Kathy C. Alexander 4 10 /

thereinalter referred to as Mortgagor) is well and truly ladebied unto \_ ) David L. Alexander

(hereinalter referred to as Mortgagos) 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

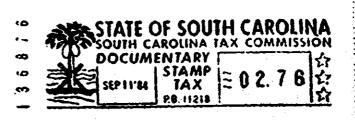
WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgages for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, to 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 vealing 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 in Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot No. 44 of the property of William R. Timmons, Jr., according to a plat of record in the R.M.C. Office for Greenville County, in Plat Book XX at Page 9 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Fairfax Drive at the joint front corner of lots nos. 43 and 44 and running thence with the line of said lots, S. 21-37 E. 231.5 feet to a point in the joint rear corner of said lots; thence S. 60-04 W. 88.9 feet to a point in the joint rear corner of Lots Nos. 44 and 45 and running thence with the line of said Lots, N. 21-37 W. 244.2 feet to a point in the joint front corner of said lots; thence with the said Fairfax Drive N. 68-23 E. 88 feet to the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of David L. Alexander to be recorded herewith and by deed of Thomas R. Bigby recorded July 8, 1977 in Deed Book 1060 at Page 109,



0 ----3 SE11 9

To ther with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may erise 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 such fixtures and equipment, other than the usual higherhold furniture, he considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgages, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises bereinshove 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the lotal indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.