

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, VERNON L. ALFORD

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE F. GOLEMAN

(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 FOUR HUNDRED TWENTY-FIVE AND NO/100

Dollars (\$ 425.00) due and payable

AS FOLLOWS: FIFTEEN AND NO/100 (\$15.00) DOLLARS ON THE 19TH DAY OF JUNE, 1961, AND FIFTEEN AND NO/100 (\$15.00) DOLLARS ON THE 19TH DAY OF EACH AND EVERY MONTH THEREAFTER UNTIL THE ENTIRE AMOUNT HAS BEEN PAID,

NATURALITY
with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: MONTHLY

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, IN BUTLER TOWNSHIP, NEAR THE CITY OF GREENVILLE, AND KNOWN AND DESIGNATED AS LOT No. 37, ON THE EASTERN SIDE OF CARTER DRIVE, PART OF A SUBDIVISION KNOWN AS LAUREL HEIGHTS, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO PLAT RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK KK, AT PAGE 43, AND HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN AT JOINT FRONT CORNER OF LOTS NOS. 37 AND 38, RUNNING THENCE ALONG THE LINE OF THESE LOTS, S. 86-24 E. 123.2 FEET TO AN IRON PIN, THENCE S. 26-03 W. 112.4 FEET TO AN IRON PIN AT REAR OF LOTS NOS. 37 AND 36, RUNNING THENCE N. 86-24 W. 80.3 FEET TO AN IRON PIN ON THE EASTERN SIDE OF CARTER DRIVE, THENCE ALONG THE EASTERN SIDE OF CARTER DRIVE, N. 3-36 E. 104 FEET TO AN IRON PIN, POINT OF BEGINNING, AND BEING THE SAME LOT OF LAND CONVEYED TO THE MORTGAGOR BY THE MORTGAGEE BY DEED DATED THIS DATE.

THE MORTGAGOR IS TO HAVE THE RIGHT TO ANTICIPATE PAYMENT IN FULL OR IN ANY LESSER AMOUNT AT ANY TIME.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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.