

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James M. Alexander and Judy P. Alexander (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Louise E. Johnson

(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 -----

Twenty Eight Thousand Two Hundred and No/100-----DOLLARS (\$28,200.00), with interest thereon from date at the rate of eight per centum per annum, said principal and interest to be repaid:

Payable in monthly installments of \$217.66 for 25 years.

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, on the southern side of Riverside Drive, in the City of Greenville, being the western portion of Lot 2 as shown on a plat of Marshall Forest recorded in Plat Book H at Page 133 and described as follows: BEGINNING at an iron pin on the southern side of Riverside Drive 175 feet east from Ridge Drive at the corner of Lot 1, and running thence with the southern side of said Drive, N. 73-00 E. 117 feet to an iron pin; thence S. 23-48 E. 353.4 feet to an iron pin on Club Drive; thence with the northern side of said Drive, S. 73-00 W. 117 feet to an iron pin at the corner of Lot 1; thence with the line of said Lot, N. 23-48 W. 353.4 feet to the beginning corner.

In the event that Mortgagor prepays any portion of the principal or interest in the calendar year 1975, Mortgagee shall have the right and option of charging a prepayment penalty equal to 1% of the outstanding principal balance. Mortgagor shall have the right from and after January 1, 1976 to prepay principal or interest in part or in whole without penalty.

THIS IS A PURCHASE MONEY MORTGAGE.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

4328 RV-21