BO. 1601 #1572 MORTGAGE INDIVIDUAL ROPERT MITCHELL & ARIAIL, GREENVILLE, S.C. STATE OF SOUTH CAROLEN APR 1

MORTGAGE OF REAL ESTATE COUNTY OF GREENVILLE 3 52 PH 133 TO ALL WHOM THESE PRESENTS MAY CONCERN:

Alan M. Peabody and Esther L. S. Peabody WHEREAS,

thereinalter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
Of W. Ralph Alexander and Bethel S. Alexander thereinafter referred to as Mortgagoo) as evidenced by the Mattenante promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Fifteen Thousand and no/100----- Dollars (\$ 15,000.00) due and payable as provided in the terms of the promissory note of even date, said terms are incorporated herein by reference

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 Mortgages at any time for advances made to or for his account by the Mortgisee, 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 7 on plat of Isbell Heights recorded in the R.M.C. Office for Greenville County, in Plat Book XX at Page 167, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Isbell Court, joint front corner of lots 7 and 8 and running thence with the common line of said lots, S. 65-37 E., 161.9 feet to an iron pin; thence N. 32-31 E., 107 feet to an iron pin; thence N. 2-20 W. 39.3 feet to an iron pin; thence N. 37-23 W., 230 feet to an iron pin; thence S. 24-20 W., 198.95 feet to an iron pin on the eastern side of Isbell Court thence with the curve of Isbell Court, the chords of which are S. 36-22 E., 36.6 feet and S. 7-40 W., 37.1 feet, to the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Zora H. Jenkins on December 6, 1973, and recorded in the Greenville County R.M.C. Office on December 10, 1973 in Deed Book 990 at Page 225.

Notwithstanding anything to the contrary herein, this mortgage is given to secure a promissory note of W. Ralph Alexander and Bethel S. Alexander to Southern Bank and Trust Company of even date herewith. The mortgagors herein did not sign said note and are not personally obligated to pay said note.

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of all the cents, issues, and profits which may wise or be had therefrom, and including all heating, plumbing, and lighting fintures new or here attached, connected, or fixted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, he considered a part of the real artete.

TO HAVE AND TO HOLD, all and singular the mid premises unto the Mortgague, its heirs, successors and anigns, forever.

The Martgagor covenants that it is inwfelly seized of the premises hereinshove described in fee simple absolute, that it has good right and is iswfully 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 stageles the mid premises unto the Mortgagon forever, from and against the Mortgagor and all persons whomsoever lewfully claiming the mose or any part thereof.

The Mortgagor further covenants and agrees as follows

(I) 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 tives, unsurance premiums, public assessments, repairs or other purposes pursuant to the covenants berein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made bereafter to the Mortgager by the Mortgagee so long as the total indictedness thus secured does not exceed the original amount shown on the face hereof. All same so advanced shall bear inferest at the same rate as the mortgage debt and shall be payable on demand of the Mortgages unless otherwise provided in winting