

MORTGAGE OF REAL ESTATE - Thos. D. Brissey, Attorney at Law, 110 Manly St., Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.

BOOK 1294 PAGE 339

NOV 1 1 42 PM '73 MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY L. WHOM THESE PRESENTS MAY CONCERN
R.H.C.

WHEREAS, I, W. H. Alford

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eunice A. Baswell

(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 Three Thousand One Hundred Fifty and No/100-----
-----Dollars (\$3,150.00) due and payable

on or before six months from date

with interest thereon from date at the rate of eight per centum per annum, to be paid: at maturity

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 Mortgagee in hand well and truly paid by the Mortgagor 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 eastern side of Cannon Road and being known and designated as Lot No. 4 on a plat of property made by S. D. Atkins, Surveyor, dated Feb. 3, 1972, and entitled "George W. Vaughn" and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a nail in the center of Cannon Road at the joint front corner of Lots 3 and 4, which nail is 940 feet from the line of Hattie A. Morrow, or the southwestern corner of the property shown on plat of W. David Roe, made by John A. Simmons, dated Dec. 11, 1971, and recorded in Plat Book 4-J at Page 163, and running thence as the common line of Lot No. 3 and 4, N.71-00 E. 925 feet to a branch; thence with the branch the line N.12-30 W. 106 feet; thence N.34-40 W. 56 feet; thence N.28-25 W. 110 feet to the rear corner of Lot No. 5; thence as the common line of Lots 4 and 5, S.66-00 W. 880 feet to the center of Cannon Road; thence along the center of said Road S.16-43 E. 200 feet to the beginning corner and containing 5.4 acres, more or less.

1.28



Together with all and singular rights, members, hereditaments, and appurtenances 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, 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.

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