

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

1364 PAGE 961

FILED MORTGAGE OF REAL ESTATE  
GREENVILLE CO. S.C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

AIR 15 3 00 PM '76

WHEREAS, JOHNNY A. EDDY and ROY LESLEY EUDY  
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. J. ALEXANDER and EVELYN G. ALEXANDER

(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 FIVE THOUSAND AND NO/100

Dollars \$5,000.00 ; due and payable  
in forty-eight (48) equal monthly installments of One Hundred Twenty-Three and 24/100 (\$123.24) Dollars per month,

Mortgagors reserve the right to prepayment without penalty.

with interest thereon from date at the rate of 8 1/2 per centum per annum, to be paid: computed annually, 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, Town of Mauldin, bounded by property of L. G. Green, on the South and East by property, formerly of L. C. Barker and being shown on a plat of property of Jamie Burns Baldwin by C. O. Riddle, R.L.S., December 2, 1961, recorded in Plat Book CCC, Page 143, R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southern side of a County Road (also designated as Pruitt Drive or Green Lake Road), joint corner with Lot "A" and running thence S. 24-23 E., 203 feet to an iron pin, corner of property formerly of Barker; thence S. 42-15 W. 426 feet to an iron pin, corner of property of Green; thence N. 34-27 W., approximately 540 feet to the Southerly side of said County Road; thence along the Southerly side of said County Road, approximately 520 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein to be recorded of even date herewith.



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.

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