

MORTGAGE OF REAL ESTATE OFFICE OF GEORGE F. TOWNES, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 989 PAGE 161

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Lewis L. Alexander, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto S. N. Berry and Nell C. Berry

(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

---Two Thousand, Eight Hundred, Thirty-Five and no/100ollars (\$ 2,835.00) due and payable

when the house to be constructed on the premises is sold, or twelve (12) months from date, which ever shall sooner occur.

with interest thereon from date at the rate of six(6) per centum per annum, to be paid annually.

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, known and designated as lot 14 of Broadmoor Subdivision as shown by plat thereof made by Piedmont Engineering Service in July, 1960, and recorded in the RMC Office for Greenville County in Plat Book "RR" at page 47; and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the western side of Sandringham Road at the joint front corner of lots 13 and 14 and running thence with the western side of Sandringham Road, S. 5 - 13 E. 140 feet, to an iron pin at the curve of the intersection of Sandringham Road and Woodbury Circle; thence with the curve of said intersection (the chord of which is S. 43 - 33 W. 32.4 feet) to an iron pin on the northern side of Woodbury Circle; thence with the northern side of Woodbury Circle, N. 85 - 41 W. 135 feet, to an iron pin at the corner of lot 15; thence with the line of lot 15 N. 2 - 55 W. 140 feet, to an iron pin at the rear corner of lot 13; thence with the line of lot 13 N. 85 - 16 E. 152.1 feet, to the point of beginning.

This property is subject to restrictive covenants recorded in said RMC Office in Deed Book 656 at page 397, and to building lines and easements shown on said plat.

This mortgage is given to secure the unpaid balance of the purchase price and is a purchase money mortgage. The mortgagees have accepted this mortgage and agree to subordinate the same and make the same junior in rank with a mortgage to be given the First Federal Savings and Loan Association to provide funds for the construction of a house on the premises, and the present mortgage may be recorded after the mortgage to the First Federal Savings and Loan Association as evidence of its junior rank.

Together with all and singular rights, members, herditaments, 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.

Satisfied in full this 12th day of October, 1965.

Witness:

Carolyn A. Abbott

*S. N. Berry
Nell C. Berry*

SATISFIED AND CANCELLED OF RECORD

13 DAY OF October 1965

Ollie Farnsworth

R.M.C. FOR GREENVILLE COUNTY, S. C.

AT 11:30 O'CLOCK A.M. NO. 11442