

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE }

2:54 PM

BOOK 1125 PAGE 523

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Ben F. Alexander & Wanda S. Alexander

(hereinafter referred to as Mortgagor) is well and truly indebted unto

R. H. Leggett

(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

One Thousand & Six Hundred & Nineteen ----- 48/100 Dollars (\$1,619.48 ) due and payable as follows:

COMMENCING on the 15th day of May, 1969, and continuing thereafter on the 15th day of each month at the rate of \$15.00 including interest, until paid in full.

MORTGAGOR shall have the privilege of prepaying any amount or the entire balance of principal at any time without notice or bonus.

with interest thereon from date at the rate of 6 1/2% per centum per annum, to be paid: monthly as above

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

SITUATE on the North-west side of West Dorchester Boulevard (formerly known as West Belle Meade Boulevard) near the city of Greenville, being shown as Lot No. 105 on plat of Section 1 and 2 of Belle Meade, recorded in the RMC Office for Greenville County, S.C., in Plat Book EE, Page 116 and 117 (also recorded in Plat Book GG, page 67), and having according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North-west side of West Dorchester Boulevard at the joint front corner of Lots 104 & 105 and runs thence along the line of Lot 104, N 46-54 W, 177.5 feet to an iron pin; and thence S 57-42 W, 68.4 feet to an iron pin; thence along the line of Lot 106, S 45-41 E, 195.6 feet to an iron pin on the North-west side of West Dorchester Boulevard; thence along West Dorchester Boulevard, N 43-06 E, 70 feet to the beginning corner.

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.