

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jerry M. Alverson and Linda F. Alverson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Elena L. Carroll

(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

Four Thousand Three Hundred No/100 Dollars (\$ 4,300.00) due and payable
\$ 100.00 per month until paid in full beginning at the following dates
On or before the 25th of each month, beginning January 25, 1978

with interest thereon from December 19 at the rate of 8% per centum per annum, to be paid:

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

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, lying on the north side of Eight Street in Section No. 4 of Judson Mills Village, near the City of Greenville, being known and designated as lot No. 16 as shown on a plat of Section No. 4 of Judson Mills Village, made by Dalton & Dalton, Engineers, January 1941, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book K at Pages 75 and 76, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Eight Street, joint front corner of lots Nos. 15 and 16 and running thence with the line of Lot No. 15, N. 1-42W. 119.5 feet to an iron pin, thence with the rear line of lot No. 21, S. 88-03 W. 85 feet to an iron pin in the rear line of lot No. 19; thence with the line of lots Nos. 17 and 19, S. 1-42 E. 119.5 feet to an iron pin on the north side of Eight Street; thence with the North of Eight Street, N. 88-03 E. 85 feet to the beginning corner being the same conveyed to me by Ralph Massey and Kathrine H. Massey by deed dated February 12, 1952 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 451 at Page 131

This conveyance is made subject to any restrictions or easements that appear of record, on the recorded plat(s), or on the premises

CCTO -----2 JA 6 78 1350

[Faint signature and stamp area]

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 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.

2.50CT

0 4 5 7

4328 RV-21