

At 4 North
S.V. 5-5 2968

GREENVILLE CO. S.C.

BOOK 1447 PAGE 440

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

17 10 10 AM '11
W.E. STANKERSLEY
R.H.C.

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

WHEREAS, ALVIN E. JAMES AND KENNETH L. CASSELL d/b/a A & K ENTERPRISES
(hereinafter referred to as Mortgagor) is well and truly indebted unto MICHAEL C. JORDAN & REBECCA A. JORDAN

(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

Eight Thousand Five Hundred and No/100 ----- Dollars (\$8,500.00) due and payable

with interest thereon from date at the rate of eight per centum per annum, to be paid: as per the terms of said note

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, being more particularly described as follows:

BEGINNING at an iron pin on the southern side of Green Hill Drive, joint corner of tracts 9 and 10 and running thence S. 10-02 E. 270 feet to an iron pin; thence along tract 8 S. 08-03 W. 347.5 feet to an iron pin on the eastern side of Green Hill Drive; thence along Green Hill Drive N. 21-20 W. 89.9 feet to an iron pin; thence continuing along Green Hill Drive N. 12-48 W. 48.8 feet to an iron pin; thence still along said Drive N. 10-02 W. 180 feet; thence with the curve of Green Hill Drive, the chord of which is N. 34-38 E, 35.3 feet to an iron pin; thence along the southern side of Green Hill Drive N. 79-58 E. 335 feet to an iron pin, the point of beginning.

This is that property conveyed to Mortgagor by deed of Mortgagee dated and recorded concurrently herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
03.40
R.B. 11218

17 10 17 78 1001

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.

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