Law Offices of Briggs, Nathan, Bayne, Briggs, Smith & Bailey, P.A.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1470 PAGE

3 PM '79

BRIGGS, NATHAN, BAYNE, BRIGGS, SMITH & BAILEY

WHEREAS, W. H. Alford

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. Robinson, Jr., as Trustee under the will of B. M. McGee

(hereinafter referred to as Mortgagee) as evidenced by Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Eleven thousand and 00/100---------- Dollars $ 11,000.00 to be paid and payable

in full on or before September 6, 1980

with interest thereon from date at the rate of ten (10%) 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 Lots 35, 36, 42, 53 and 54 as shown on plat of Terrace Gardens made by Clifford C. Jones, RLS, dated August 26, 1959 and recorded in the RMC OFfice for Greenville County in Plat Book QQ at page 85, and having such metes and bounds as shown on said plat.

This is the same property conveyed to the mortgagor by deed of James I. Hightower dated November 17, 1952 and recorded in the RMC Office for Greenville County in Deed Book 512 at page 351.

The mortgagee's address is: 706 E. Washington Street, Greenville, S. C.

DOCUMENTARY STAMP TAX

Together with all and singular rights members, hereditaments and appurtenances to said premises belonging or in anywise appertaining, and all of the rents, issues, and profits thereof; and all heating, plumbing, lighting, air conditioning, and other fixtures now or hereafter attached, connected, or fitted therein in any manner, it being mutually agreed that all such fixtures and equipment (except 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 successors and assigns, forever.

The Mortgagor covenants that it is seized of the premises hereinabove described in fee simple absolute, that it has good right and lawfully authorized to sell, convey or encumber the said premises, and that the premises are free and clear of all liens and encumbrances except as 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 or to claim the same or any part thereof.

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