

MORTGAGE OF REAL ESTATE

BOOK 1495 585

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GRANTEE FILED  
REC'D  
10 56 AM '80  
S. C.  
BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A.

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

WHEREAS, James E. Shockley, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. H. Alford

(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 Seven Hundred Fifty and NO/100-----

-----Dollars (\$ 2,750.00 ) due and payable

in full on or before ninety (90) days from date, together

with interest thereon from maturity at the rate of ten per centum per annum, to be paid: on demand.

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, the Mortgagee's heirs, 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, Gantt Township, on the north side of Twin Springs Drive and being known and designated as Lot No. 106 of PECAN TERRACE Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book GG at Page 9 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Max Cleveland, Administrator of Veteran's Affairs, recorded in the RMC Office for Greenville County in Deed Book 1085 at Page 974 on August 23, 1978.

THE mailing address of the Mortgagee herein is 1514 Wade Hampton Boulevard, Greenville, South Carolina 29609.

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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 is 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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