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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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00. **s. c.**

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

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WHEREAS. We, WILLIAM R. ALEXANDER and JUDY Y. ALEXANDER

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST CITIZENS BANK & TRUST COMPANY

(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 SIXTY THOUSAND and No/100------

-----Dollars (\$ 60, 900.00) due and payable

according to the terms of the note of even date herewith for which this mortgage stands as security.

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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, containing 38.1 acres, more or less, being shown on plat entitled "Survey for Harold Miller", dated June 29, 1972, prepared by R. B. Bruce, recorded in Plat Book 4-S at Page 12 in the RMC Office for Greenville County, and having the following metes and bounds:

BEGINNING at an old nail and cap in the center of Golf Course Road; thence with center of said Road, S. 74-0 W. 273 feet to an iron pin; thence S. 74-41 W. 780 feet to an R.R.S. in the center of said Road; thence turning and running with Wright property, N. 2-29 E. 1741 feet to an old iron pin; thence with creek as the line, the meanders of which are N. 63-05 E. 453.9 feet to an old iron pin; thence N. 9-18 W. 122 feet to an old stone; thence N. 83-40 E. 618.6 feet to an old iron pin; thence with Gilreath and Drawdy, S. 19-30 W. 554.8 feet to an old iron pin; thence S. 4-15 W. 293 feet to an old iron pin; thence S. 8-0 E. 1048 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Frank P. McGowan, Jr., as Master in Equity for Greenville County, South Carolina, dated November 21,1989, and recorded simultaneously herewith.

This is a second mortgage, junior in lien to that mortgage from Frances E. Miller to The Federal Land Bank of Columbia, recorded January 30, 1976, in Greenville County REM Volume 1359 at Page 348, in the original principal amount of \$98,000.00.

DOCUMENTARY STAMP S 2 A D O SA

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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