

P. G. Box 6
Marietta, S. C. 29661

1528 780

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RECORDED
S. C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
WASLEY

WHEREAS, I, RALPH E. ALVERSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE BANK OF TRAVELERS REST

(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 and No/100

----- Dollars (\$ 4,000.00) due and payable
according to the terms of the note of even date herewith for which this mortgage stands as security.

with interest thereon from date at the rate of 14% per centum per annum, to be paid: monthly
by amortization

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, near Marietta, South Carolina, in Cleveland Township, and being shown and designated as 3.627 acres on plat of Ralph E. Alverson property, made by Charles F. Webb, Surveyor #1577, December, 1978, and recorded in Greenville County Plat Book 6-Y at Page 84 in the RMC Office for Greenville County. Reference to said plat is hereby made for a more detailed description by metes and bounds.

This is a portion of that property conveyed to Ralph E. Alverson and Sandra M. Alverson by deed of The Raines Corporation of Greenville, dated May 12, 1975, and recorded May 20, 1975, in Greenville County Deed Book 1018 at Page 537. Thereafter, Sandra M. Alverson conveyed her undivided one-half interest in said property to Ralph E. Alverson by deed dated and recorded simultaneously herewith.

At the option of the mortgagee the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other party for any reason whatsoever.

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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 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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