

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 15 10 24 AM '81
GWA
ANNERSLEY
R.M.C.

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

BOOK 1532 PAGE 503

WHEREAS, W. Barry Alford

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Company, P.O. Box 3028, Greenville, S.C. 29602

(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 and No/100

Dollars (\$8,000.00) due and payable

as set out in promissory note of even date

~~THIS DOCUMENT IS THE PROPERTY OF THE RECORDING OFFICE AND IS TO BE RETURNED TO THE RECORDING OFFICE UPON REQUEST.~~

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

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the eastern side of Delray Circle and being known and designated as Lot 54 on a plat of Section II, Farmington Acres, recorded in the R.M.C. Office for Greenville County in Plat Book EBB, Page 169, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Delray Circle, joint front corner of Lots 53 and 54 and running thence along the line of Lot 53 N. 52-45 E., 150 feet to a point in the line of property of C.E. Robinson, Jr., joint rear corner of Lots 53 and 54; thence running along the line of Robinson property S. 37-15 W., 110 feet to a point; thence running S. 52-45 W., 150 feet to a point on the eastern side of Delray Circle; thence running along the eastern side of Delray Circle N. 37-15 W., 110 feet to the point of beginning.

This being the same property conveyed to Mortgagor by deed from Sheriff of Greenville County of even date to be recorded herewith.

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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