

GREENVILLE

MORTGAGE OF REAL ESTATE

AUG 1 3 09 PM '83

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, William E. Alexander, Jr. and Eunice M. Alexander

(hereinafter referred to as Mortgagor) is well and truly indebted unto Walter F. Alewine

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

Thirty Thousand and No/100----- Dollars (\$30,000.00) due and payable according to the terms of that certain promissory note of even date herewith

Interest thereon from _____ date _____ at the rate of 9% per centum per annum, to be paid monthly

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 Mortgagee in hand well and truly paid by the Mortgagor at and before the signing 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 _____

ALL that certain piece, parcel, or lot of land, situate, lying, and being in the County of Greenville, State of South Carolina, and being Lot 32, and a portion of Lot 34, Stone Land Company, Section II, according to a plat prepared of said subdivision and recorded in the R.H.C. Office for Greenville County, South Carolina, in Plat Book A, at Pages 337 through 345, and according to a more recent survey prepared by Freeland & Associates, August 2, 1983, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Bennett Street, joint front corner with Lot 30 and running thence with the edge of Bennett Street, S. 20-19 W. 59 feet to an old iron pin; thence, N. 71-50 W. 217 feet to an old iron pin in line with Lot 33; thence running with the common line with Lots 33 and 31, N. 20-19 E. 59 feet to an old iron pin in the line with Lot 27; thence running with the common line with Lots 27, 28, 29 and 30, S. 71-50 E. 217 feet to an old iron pin on the edge of Bennett Street, the point of beginning.

The within property is conveyed subject to all easements, rights-of-way, restrictive covenants and zoning ordinances recorded, or found on the premises.

The within property is the identical property conveyed to the Mortgagors herein by deed of Annie Ruth Parker of even date herewith and which said deed is being recorded simultaneously with the recording of the within instrument.

Address of Mortgagee: 324 West Main Street
Taylors, South Carolina 29687

It is agreed and understood that the Mortgagee herein shall reserve and retain the right to declare the entire indebtedness as secured by the within mortgage to be immediately due and payable if title to the within property is conveyed to a third party.

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 electric 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 hereinafore 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 whosoever lawfully claiming the same or any part thereof.

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