

P. O. Box 1329
Greenville, S. C. 29602

MORTGAGE - INDIVIDUAL FORM - MITCHELL & ARIAIL, GREENVILLE, S.C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

VOL 1351 PAGE 604

MORTGAGE OF REAL ESTATE

MAR 12 1 17 PM '84

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bethel S. Alexander and S. TANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and 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

Fifty-Eight Thousand and no/100-----Dollars (\$ 58,000.00) due and payable as provided in the terms of the promissory note of even date herewith, said terms are incorporated herein by reference

~~with interest thereon from date of the note to the date of payment or until the date of foreclosure and sale of the premises and the proceeds of such sale shall be applied to the payment of the principal and interest on the note and the balance of the proceeds shall be paid to the mortgagor or his heirs, assigns and assigns forever.~~

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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 7 on plat of Isbell Heights recorded in the R.M.C. Office for Greenville County in Plat Book XX at Page 167, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Isbell Court, joint front corner of lots 7 and 8 and running thence with the common line of said lots, S. 65-37 E., 161.9 feet to an iron pin; thence N. 32-31 E., 107 feet to an iron pin; thence N. 2-20 W., 39.3 feet to an iron pin; thence N. 37-23 W., 230 feet to an iron pin; thence S. 24-20 W. 198.95 feet to an iron pin on the eastern side of Isbell Court; thence with curve of Isbell Court, the chords of which are S. 36-22 E. 36.6 feet and S. 7-40 W. 37.1 feet to the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of Alan M. Peabody and Esther L. S. Peabody to be recorded herewith.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MARCH 12 1984
STAMP TAX
\$ 23.20
S.E. 11218

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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.

The Mortgagor further covenants and agrees as follows:

(1). That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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