GREENVILLE.CO. S. C.

800x 1287 FASE 487

No 10 11 25 M '73

MORTGAGE OF REAL ESTATE-Offices of PYLE & PYLE AMORIES EYLAW, Greenville, S. C. R.H.C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS.

WILLIAM R. ALEXANDER AND EDWIN R. FORD

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

Peoples National Bank, Greenville S.C.

(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

Twenty-three Thousand and no/100----- Dollars (\$ 23,000.00) dee and payable

Four Hundred Sixty-six and 36/100 (\$466.36) monthly, beginning Thrity (30) days from date and a like amount each successive Thirty (30) days until paid in full, payments to apply first to interest and balance to principal.

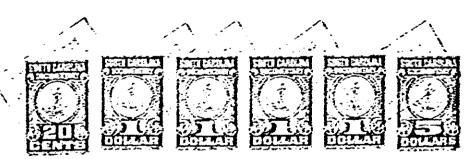
with interest thereon from date at the rate of eight per centum per annum, to be paid monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiems, 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, hing and being in the State of South Carolina. County of Greenville, S.C., and according to plat made by Carolina Surveying Company, July 31, 1973, recorded in Plat Book 5C at Page 22, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of country road which pin is 78.7 feet from the intersection of said country road and Ridge Road and running thence with said country road N.85-47 W. 547.4 feet to an iron pin; thence N.3-42 E. 547.9 feet; thence S.85-54 E. 433.1 feet to an iron pin; thence S.8-03 E. 562.5 feet to the point of beginning and containing 6.17 acres, and being identically to the same property conveyed to us by Edwin Walker by deed dated and to be recorded herewith.



Together with all and singular rights, members, herditaments, and appearenances to the same belonging in any way incident or appearatining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fintures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such futures 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 Mentpagee, its beins, 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 excumber the same, and that the premises are free and clear of all hers and encumbrances except as provided berein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully chimning the same or any part theseof.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced bereafter, at the option of the Mortgagee, for the payment of tases, incurance premiums, public assessments, requires or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credit that rany he made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown to the face hereof. All sums so advanced shall hear interest long as the total indebtedness thus secured does not exceed the original amount shown to the face hereof. All sums so advanced shall hear interest at the same rate as the mortgage debt and shall be payable on derivated of the Mortgagee unless otherwise provided in writing.
- (2) That it will keep the improvements now existing to bereafter exected to the mostaged property insured as may be required from time to time by the Mortgager against loss by fire and any other hands specified by Mortgager, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgager, and in companies acceptable to it, and that all such policies and remeals thereof shall be held by the Mortgager, and have anothed thereto has possible clarges in facts of, and in form acceptable to the Mortgager, and that it will pay held by the Mortgager, and there are no that it does have been appeared to the Mortgager the proceeds of any policy insuring the rectangle formers and does hereby authorize each insurance company concerned to make promoted for a less directly to the Mortgager, to the extent of the bilance eaching on the Mortgage debt, whether does or rot.

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