MORTGAGE OF REAL ESTATE - Thomas C. Brissey, Attorney at Law, 110 Manly St., Greenville, S.C.

SEATE OF SOUTH CAROLINA COUNTY OF Greenville

MORTGAGE OF REAL LET VIE

TO ALL WHOM THESE TRESPOSE MADE OF

WHEREAS. W. H. Alford

descinates referred to as Mestgagos) is well and truly indebted unto First Citizens Bank & Trust Company of South Carolina

according to the terms thereof, said note being incorporated herein by reference.

WHEREAS, the Mortgazor may hereafter become indebted to the said Mirtzazor for so hisforther saids as may be advanced to or for the Mortgazor's account for taxes, insurance premiums, public as smeats, regains or for any other purposes.

NOW, KNOW ALL MEN, That the Mirtgagor, in consideration of the aftersaid delte, only in other to score the payment theroft, and of any other and further sums for which the Mirtgagor may be middled to the Mirtgagor it any time for advances made to or for his account by the Mirtgagor, and also in consideration of the further sum of Three Dollars (B) 600 to the Mirtgagor in hand well and tody quildly the Mirtgagor at and 1-fire the scaling and delivery of those presents, the receipt whereof is hereby adminished, have not sold and released, and by those presents does grant, bargain, sell and release unto the Mirtgagor, its successor in Language.

TALL that certain piece, parcel or let of land, with all improvements thereon, in hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

All that piece, parcel or tract of land with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, as shown on plat of the Estate of Mary B. Ballenger, made by Dalton & Neves, Engineers, August, 1976, and having the following metes and bounds:

BEGINNING at iron pin on Wade Hampton Boulevard, (U.S. Highway 29) at the intersection of Batesview Drive and running thence N. 52-30 E. 175 feet to old iron pin; running thence along line of William R. Timmons, Jr., et al, S. 37-30 E. 212.9 feet to iron pin; running thence along line now or formerly of Mary B. Ballenger Estate S. 51-42 W. 221.7 feet to iron pin on Batesview Drive; thence along Batesview Drive N. 25-18 W. 221 feet to iron pin, the beginning corner.

This is a Second Mortgage, junior in lien to that certain Mortgage given by W. H. Alford to Josiah K. Bates and William T. Bates, dated January 13, 1977 and recorded in Mortgage Book 1387 at Page 127, and having an original balance of \$ 95,000.00.

This being the same property conveyed to W. H. Alford by deed of Josiah K. Bates and William T. Bates, Individually and as Co-Executors of the Estate of Mary Bates Ballenger, and being recorded in the R.M.C. Office for Greenville County on January 18, 1977 in Deed Book 1049 at Page 787.

Rertgagee's Address: 340 N. Main Street, Greenville, S.C.

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Together with all and singular rights, members, hered timents, and appartenances to the same belonging in any way incident or apportaining, and all of the rents, issues, and profits which may anse 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 relation of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

HAVE AND TO HOLD, all and singular the said premises unto the Mertz ages, its heirs, successors and assigns, forever,

The Mortgager covenants that it is lowfully seized of the premises horizonlessed in fee simple also late, that it has good right and is lawfilly antherized to sell, convey or controller the some, and that the premises are free and clear of all lones and encombrances except as provided herein. The Mortgager further covenants to warrant and forever defend all and so gold the said premises into the Mortgager forever, from and against the Mortgager and all persons who inspected lowfully claiming the same or any part thereof.

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