LAW OFFICES OF LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA AMOUNT PINANCED - \$4,000.00 20011537 FASE509 MORTCAGE OF REAL ESTATE ©C. S. C. MORTGAGE OF REAL ESTATE STATE OF SOUTH CAROLINA 2 39 PH 1810 ALL WHOM THESE PRESENTS MAY CONCERN: COUNTY OF GREENVILLE R.H.C. RSLEY

WHEREAS, Clayton D. Alexander

(bereinafter 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 in-corporated herein by reference, in the sum of Five thousand one hundred seventy and 20/100----Dollars (\$ 5,170.20

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

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 Mortgagor 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, 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, being known and designated as Lots Nos. 25 and 26 as shown on plat of property entitled "Beattie Heights", as shown by plat thereof prepared by Terry T. Dill, dated March 30, 1959, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book NM at page 116 and having such metes and bounds as shown on said plat. Reference to said plat is hereby craved for a more complete description.

This is the same property conveyed to the mortgagor by deed of Charles W. Robinson and Maudetta Robinson recorded in the RMC Office for Greenville County in Deed Book 959 at page 128 on October 30, 1972.

The mortgagee's address is: PO Box 544, Travelers Rest, SC

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-taining, and all of the rents, issues, and profits which may arise or be had thereform, 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 is 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.