

FILED

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

JUL 19 12 53 PM '72

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE  
R.M.C.

WHEREAS, W. H. ALFORD

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST PIEDMONT BANK & 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 Twenty Thousand and No/100-----

----- Dollars (\$ 20,000.00 ) due and payable

on or before one year from date

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of eight \_\_\_\_\_ per centum per annum, to be paid: quarterly

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 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 \_\_\_\_\_~~

ALSO: All that piece, parcel or lot of land situated, lying and being in the County of Greenville, State of South Carolina, containing one (1) acre, more or less, and having, according to plat made by Jones Engineering Service dated August 17, 1968, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Moore Road at the joint front corner of property herein conveyed and property now or formerly of Ralph W. Simmons, and running thence along line of Simmons N. 62-47 E. 396 feet to an iron pin; thence N. 27-13 W. 110 feet to an iron pin; thence S. 62-47 W. 396 feet to an iron pin on Moore Road; thence along Moore Road S. 27-13 E. 110 feet to the point of beginning.

ALSO: All that certain piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot No. 44 of a subdivision known as McSwain Gardens, a plat of which is of recorded in the R.M.C. Office for Greenville County in Plat Book GG, at page 75, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of Linwood Avenue at the joint front corner of Lots 43 and 44 and running thence S. 10-00 E. 155.8 feet to a point at the joint rear corner of Lots 43 and 44; thence S. 78-23 W. 83.4 feet to a point at the joint rear corner of Lots 44 and 45; thence N. 53-12 W. 164.9 feet to a point on the Southern side of Linwood Avenue at the joint corner of Lots 44 and 45; thence with the Southern side of Linwood Avenue N. 49-53 E. 32.3 feet to a point; thence continuing with the Southern side of Linwood Avenue N. 65-07 E. 83.2 feet to a point; thence still continuing with the Southern side of Linwood Avenue N. 80-00 E. 87.8 feet to the point of beginning.

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 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 heretofore 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.