

FILED
GREENVILLE CO. S. C.STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 29 3 57 PM '73

DONNIE S. TANKERSLEY
R.H.C.MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, A-L-F. Enterprises, Inc., and Larry Finklea,

(hereinafter referred to as Mortgagor) is well and truly indebted unto People's National Bank, Greenville,
South Carolina

(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 Four Thousand Four Hundred -----

-----Dollars (\$4,400.00) due and payable
in monthly installments of Ninety-three and 66/100 (\$93.66) Dollars each commencing on the 10th day of March, 1973, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the 10th day of February, 1978
with interest thereon from Date at the rate of 5 1/8 Add/on per centum per annum, to be paid: monthly.

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 Greenville, in Paris Mountain Township containing 3.58 acres more or less and being more particularly described according to a recent survey prepared by C.C. Jones, Engineer, on the 18th day of December, 1958, as follows:

Beginning at an iron pin on the south side of Harding Drive at the joint corner of property now or formerly owned by Paul Aughtry, beginning thence S 31-21 W, 200 feet to an iron pin; Thence S 15-31 E, 100 feet to an iron pin; Thence S 34-37 E, 100 feet to an iron pin; Thence S 59-14 E, 100 feet to an iron pin at the line and joint corner of Cantrell-Aughtry; Thence S 32-21 W, 216.9 feet to an iron pin on the line of Sprouse; Thence S 89-48 W 278 feet to a stone and iron pin; Thence N 14-33 E 709.5 feet to a stone and iron pin; Thence N 54-23 E 201.6 feet to an iron pin on Harding Drive; Thence continuing along Harding Drive S 03-55 E 123.6 feet to an iron pin on said drive; Thence continuing S 15-54 W 100 feet to the point of beginning, the same containing 3.58 acres more or less according to a plat of same.

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 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.