

LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA
MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FILED O.S.C.
3 35 AM '82
SHERSLEY

LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Lewis L. Alexander and Helen P. Alexander

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank and Trust Company,
P.O. Box 3028, Greenville, South Carolina 29602

(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 Forty Eight Thousand and No/100

Dollars (\$ 48,000.00) due and payable

as set out in promissory note of even date

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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, 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, and being known and designated as a portion of of lot 12 as shown on plat of Rowley Place recorded in the RMC Office for Greenville County in Plat Book C at page 5, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Lavinia Avenue, joint front corner of lots 11 and 12 and running thence along Lavinia Avenue N. 21-45 W. 60 feet to an iron pin; thence S. 76-30 W. 167.35 feet to an iron pin; thence S. 9-54 E. 58.6 feet to an iron pin; thence N. 76-30 E. 180 feet to an iron pin, point of beginning.

This being the same property conveyed to Mortgagor by deed of Katherine J. Moore, (formerly Katherine Floyd Janzen) and Katherine Floyd Janzen Moore as Attorney-In-Fact for Daniel Hunt Janzen recorded in the RMC Office for Greenville County in Deed Book 1137 at page 100 on November 11, 1980.

SC10 ---3 MAR29 82 004

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
MAY 29 1982
STAMP
TAX
10.20

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 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.

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