

BOOK 053 PAGE 155

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WILLIAM H. ALFORD

in the State aforesaid send greetings:

hereinafter called the Mortgagor,

WHEREAS, the said Mortgagor is truly indebted unto JEFFERSON STANDARD LIFE INSURANCE COMPANY of Greensboro, N. C., in the principal sum of Ten Thousand and No/100ths ----- (\$10,000.00) Dollars for money loaned as evidenced by promissory note dated this day and maturing as follows:

\$125.00 on the 1st day of November, 1955;
\$125.00 on the 1st day of February, 1956;
\$125.00 on the 1st day of May, 1956;
\$125.00 on the 1st day of August, 1956; and \$125.00 on the 1st day of each November, February, May and August thereafter, up to and including the 1st day of May, 1975, and on the 1st day of August, 1975, the entire unpaid principal balance and all accrued and unpaid interest shall be due and payable.

with interest thereon as set forth in said note. Both principal and interest are payable in lawful money of the United States of the present standard of weight and fineness, to JEFFERSON STANDARD LIFE INSURANCE COMPANY at Greensboro, N. C., and are to be secured by this conveyance, as will more fully appear by reference to said note.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing the payment thereof and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth together with interest thereon, to the said JEFFERSON STANDARD LIFE INSURANCE COMPANY according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said JEFFERSON STANDARD LIFE INSURANCE COMPANY, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said JEFFERSON STANDARD LIFE INSURANCE COMPANY,

its successors or assigns, the following described property situated in the County of Greenville State of South Carolina: All that lot of land with the buildings and improvements thereon, situate on the Southwest side of Clearview Avenue, near the City of Greenville, in Greenville County, S.C., being shown as Lot No. 52 on plat of Morningside Subdivision made by Dalton & Neves, Engineers, December, 1952, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 'FF' at page 85, and having according to said plat and according to a more recent plat prepared by Piedmont Engineering Service dated August 2, 1955, entitled "Property of William H. Alford" the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Clearview Avenue at joint front corner of Lots 51 and 52 and running thence along the line of Lot 51 S. 54-27 W. 193.5 feet to an iron pin; thence N. 34-25 W. 100 feet to an iron pin; thence with the line of Lot 53 N. 47-29 E. 153 feet to an iron pin on the Southwest side of Clearview Avenue; thence along the Southwest side of Clearview Avenue S. 54-15 E. 125 feet to the beginning corner.

The above described property is the identical property conveyed to the mortgagor herein by deed of John L. Brownlee dated July 19, 1955, and to be recorded in the R. M. C. Office for Greenville County, S. C.

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including but not limited to all and singular the buildings and improvements now and hereafter thereon, and together also with all shades, screens and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling, and lighting fixtures, equipment, and/or apparatus now or hereafter attached to or used in connection with said premises, all of which shall be deemed realty and conveyed by this mortgage, and all rents, issues and profits which may arise or be had from any portion or all of said premises.