

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE 988 PAGE 155

To All Whom These Presents May Concern:

Whereas: we, John W. Alexander, Jr., and Lora Lee B. Alexander,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville, S. C.,

(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 Eighty-Eight and No/100-----

----- Dollars (\$ 4,088.00 ) due and payable

at the rate of \$45.52 per month, payments to be applied first to interest, then to principal,

with interest thereon from date at the rate of six 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, Fairview Township, just outside the corporate limits of the Town of Simpsonville, known and designated on a plat of property of George W. Webb, prepared by C. O. Riddle, Surveyor, May 31, 1958, as Lot No. 4, and having the following metes and bounds, according to said plat, to-wit:

BEGINNING at an iron pin in the Northwestern edge of an unnamed Street, said Street leads off the Laurens Road in a Northeasterly direction, joint front corner with Lot No. 3, and running thence with the joint line of said Lot No. 3, N. 22-34 W. 173.3 feet to an iron pin on line of land now or formerly of Sara M. Sargent; thence with the joint line of Sargent, S. 87-36 E. 50 feet to an iron pin, back joint corner with Lot No. 5; thence with the joint line of said Lot No. 5, S. 44-09 E. 142.9 feet to an iron pin in the edge of said unnamed Street, joint front corner with said Lot No. 5; thence with the Northwestern side of said unnamed Street, S. 56-11 W. 99.8 feet to the point of beginning, and bounded by Lot No. 3, lands now or formerly of Sargent, Lot No. 5, and said unnamed Street.

Being the same property conveyed to the mortgagors herein by deed recorded in the R. M. C. Office for Greenville County in Mortgage Volume 621 at Page 35.

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 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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FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 28 PAGE 703

SATISFIED AND CANCELLED OF RECORD  
28 DAY OF Feb. 1975  
Dennie S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 1:34 O'CLOCK P. M. NO. 20138