

GREENVILLE, S. C.
MORTGAGE OF REAL ESTATE
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Oct 8 8 48 AM '69 BOOK 1138 PAGE 633

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
LILLIE FARNSWORTH
R.M.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, We, MARTHA R. ALFORD, WAYNE S. MANN and BEVERLY G. BRISSEY,
(hereinafter referred to as Mortgagee) is well and truly indebted unto C. S. FOX

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Fifteen Thousand and No/100 ----- Dollars (\$15,000.00) due and payable at the rate of \$233.80 per month beginning November 1, 1969 and continuing on the first day of each and every month thereafter until paid in full, payments to be applied first to interest and balance to principal. Borrowers have a right to prepay all and any part of this loan at any time without penalty.

with interest thereon from date at the rate of 8% per centum per annum, to be paid monthly.

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagee 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 Mortgagee 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, being known and designated as Lots 1, 2, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, 16, 21, 24, 25, 26, 27, 28 and 29 on plat of Bryson Acres Subdivision, said plat being recorded in the RMC Office for Greenville County in Plat Book 000, Page 128 and having such metes and bounds as shown thereon, reference to said plat is being made for a more complete description.

Also; all that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northwestern side of South Carolina Highway No. 417 and having, according to a recent survey by H. C. Clarkson, Jr., dated June 18, 1969, the following metes and bounds, to wit:

Beginning at a point in the center of Old South Carolina Highway No. 417, joint common corner of the within described property and a 3.4 acre tract owned by Martha R. Alford, and running thence N 59-30 W 514 feet to a point; thence S 25-14 W 296.8 feet to a point; thence N 59-12 W 1110.6 feet to a point; thence N 27-00 W 83 feet to a point; thence N 47-00 W 1593.9 feet to a point; thence N 81-15 E 806.3 feet to a point; thence S 72-15 E 891 feet to a point; thence N 76-00 E 267 feet to a point; thence S 30-00 E 1055 feet to a point on the northwestern side of Old South Carolina Highway No. 417; thence with said highway S 20-00 W 467 feet to the point of beginning, containing 46.3 acres, more or less.

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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

Witness my hand and seal of said County of Greenville, South Carolina, this 8th day of October, 1969.