

MORTGAGE OF REAL ESTATE - **FILED**  
**GREENVILLE CO. S. C.**  
 STATE OF SOUTH CAROLINA } **FEB 17 2 00 PM '70** **MORTGAGE OF REAL ESTATE,**  
 COUNTY OF GREENVILLE } **OLLIE FARNSWORTH** **ALL WHOM THESE PRESENTS MAY CONCERN;**  
**R. M. C.** **BOOK 1148 PAGE 325**

WHEREAS, I, LEWIS B. PADGETT

(hereinafter referred to as Mortgagor) is well and truly indebted unto **W. H. ALFORD**

(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 **Six Hundred Thirty-Nine and No/100**-----

----- Dollars (\$ **639.00** ) due and payable in monthly installments of One Hundred and No/100 (\$100.00) Dollars per month on or before the 15th day of each month with the first payment beginning February 15, 1970; all payments to be applied first to interest and then to principal

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of **eight** \_\_\_\_\_ 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, City of Greenville, on the north side of East Avenue and having the following metes and bounds, to wit:

Beginning at a pin on the north side of East Avenue 103 feet, 4 inches from the intersection of McGee Street and running thence N 21-45 W 155 feet to a pin on a 10 foot alley; thence with said alley S 80 W 51 feet, 8 inches to an alley; thence with said last named alley, S 21-45 E 155 feet to a pin on East Avenue; thence with said Avenue N 80 E 51 feet, 8 inches to the point of beginning.

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE } **ASSIGNMENT**

FOR VALUE RECEIVED, **W. H. Alford** hereby assigns, transfers and sets over to **JOHN P. MANN, PAUL J. FOSTER, G. MAURICE ASHMORE and THOMAS C. BRISSEY** the within mortgage and the note which the same secures, without recourse.  
 Dated this 1st day of January, 1970.

IN THE PRESENCE OF:

*Linda M. Bean* *W. H. Alford*  
*James R. Swilke*

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.

*Said and satisfied in full this 14 day of October 1970.*