

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Briscoe, Attorneys at Law, Justice Building, Greenville, S. C.

FEB 11 9 00 AM '70

BOOK 1148 PAGE 69

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
OLLIE FARMER
R. H. C.
TO ALL WHOM THESE PRESENTS MAY CONCERN;

WHEREAS, I, KATHLEEN S. BUHRMASTER,

(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 One Thousand Two Hundred Fifty and No/100-----

----- Dollars (\$ 1,250.00) due and payable

in monthly installments of Sixty and No/100 (\$60.00) Dollars with the first payment being due on the 1st day of March, 1970 and to continue thereafter on the 1st day of each consecutive month until paid in full. Payments to be applied first to interest and then to principal

with interest thereon from date at the rate of 7½% 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 on the west side of Marlboro Drive, being shown and designated as Lot 288 on a plat of Section 3, Belle Meade, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "GG", Page 187, and having according to said plat the following metes and bounds, to wit:

Beginning at a point on the west side of Marlboro Drive at the joint front corner of Lots 288 and 289 and running thence along the common line of said Lots N 87-04 W 135.1 feet to a point, joint rear corner of Lots 288, 289 and 272; thence along the line of Lot 272 N 51-30 W 53.9 feet to a point; thence along the line of Lot 286 N 34-20 E 31.7 feet to a point, joint corner of Lots 288, 287 and 286; thence along the common line of Lots 288 and 287 N 83-16 E 150 feet to a point on the west side of Marlboro Drive; thence along said Marlboro Drive S 6-44 E 85 feet to the point of beginning.

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.