

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

FILED
GREENVILLE, S. C.
BOOK 1154 PAGE 345
MAY 6 11 14 AM '70
OLLE FATHSWORTH
R. H. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

ALSO,

COUNTY OF ANDERSON

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY COME

WHEREAS, I, W. H. Alford,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fred L. Thomas

(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 Seven Hundred and no/100----- Dollars (\$ 1,700.00) due and payable

90 days from date;

XXXXXXXXXXXXXXXXXX

XXXXXXX

XXXXXXXXXXXXXXXXXXXX

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, being known and designated as Lot 59, Section A of Englewood Estates, fronting 100 feet on east side of Overlook Drive, according to plat thereof dated October, 1951, prepared by J. Mack Richardson, and recorded in the R. M. C. Office for Greenville County, Plat Book "Y", page 141, and which lot is more particularly described as follows:

BEGINNING at an iron pin on the east side of Overlook Drive at the joint front corner of Lots 58 and 59; thence N. 2-30 E. 100 feet along Overlook Drive to the joint front corners of Lots 59 and 60; thence S. 87-30 E. 200 feet along the joint lines of Lots 59 and 60 to an iron pin, which is the joint corners of Lots 50, 51 and 59 and 60; thence S. 2-30 W. 100 feet to an iron pin, the joint rear corners of Lots 58 and 59; thence N. 87-30 W. 200 feet along the joint lines of Lots 58 and 59 to an iron pin on Overlook Drive, the point of beginning.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Anderson, near Wren School and contains 6.64 acres, more or less, and according to a plat of John C. Smith, Surveyor, dated November 11, 1967, of property of George Q. Wigington, Jr., said lot contains 6.64 acres, more or less, and is more particularly described as follows, to-wit:

BEGINNING at a point in the center of a new road at the Northwest corner and at the corner of this property and property of Bill Tripp, running thence N. 86-15 E. 371.6 feet to a point; thence S. 39-45 E. 363.7 feet to a point; thence S. 27-15 W. 87.8 feet to a point; thence S. 35-22 W. 134.6 feet to a point; thence S. 17-52 W. 83.8 feet to a point; thence S. 15-22 W. 110.2 feet to a point; thence S. 22-22 W. 105.6 feet to a point; thence S. 28-53 E. 33 feet to a point; thence S. 21-37 W. 228.4 feet to a point in the center of said road; thence along the center of road N. 10-14 W. 42.6 feet to a point and continuing N. 18-45 W. 978.1 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.