

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
MARCH 27 PM '70

COUNTY OF GREENVILLE
OLLYE LEWIS WORTH
R. M. C.

BOOK 1154 PAGE 657

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, James H. Alexander

(hereinafter referred to as Mortgagor) is well and Truly indebted unto B. C. Givens

(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 Five Hundred - - - - -

Dollars (\$ 500.00) due and payable
as follows: \$50.00 on June 1, 1970 and \$50.00 on the first day of each month
thereafter until paid in full

with interest thereon from date, at the rate of 8 per centum per annum, to be paid: annually

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, lying between the Jenkins Bridge Road and State Highway No. 418, running along the Jenkins Bridge Road 201.2 feet; thence by a new line along land of Bruce Tucker in a southeasterly direction 240 feet, more or less, to a point on the North side of State Highway No. 418, joint corner with lands of Bruce Tucker; thence with the North side of said Highway 230.6 feet to an iron pin, joint corner with lands of Ben W. Garrett and Emma Lee W. Garrett; thence with the joint line of Garretts N. 25-31W. 376 feet, more or less, to a point in the Southern edge of the said Jenkins Bridge Road, and bounded by the said Jenkins Bridge Road, lands of Bruce Tucker, State Highway No. 418 and lands of Ben W. Gerrett and Emma Lee W. Garrett. Being the same lot of land conveyed to the mortgagor on the 15th day of March, 1969 by deed of record in the R. M. C. Office for Greenville County, S. C., in Deed Book 864, Page 591.

It is understood and agreed that this mortgage is junior in lien to a certain real estate mortgage executed by the Mortgagor herein to B. C. Givens on the 17th day of March 1969, said mortgage is of record in the R. M. C. Office for Greenville County, S. C., in Real Estate Mortgage Book 1120, Page 661, executed in the original amount of \$950.00 - Said mortgage is still of full force and effect.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.