

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
GREENVILLE CO. S. C.

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MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. H. ALFORD

(hereinafter referred to as Mortgagor) is well and truly indebted unto EUNICE BASWELL

(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 Thousand and no/100-----

----- Dollars (\$6,000.00) due and payable
on or before six (6) months from date

with interest thereon from date at the rate of eight (8) per centum per annum, to be paid: at maturity.

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, in Austin Township near Horse Pin Creek as shown on plat of property entitled John E. Henderson near Simpsonville, South Carolina made by Lewis C. Godsey, dated March 28, 1959 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Scuffletown Road running between Greenville and Fountain Inn at the corner of property of Florie Griffith and running thence along her property S 53-19 W, 1882.8 feet to an iron pin at the corner of a paved road and a dirt road; thence along the Stokes property in the center of said dirt road N 60-50 W, 89.4 feet to an iron pin; thence N 33-42 W, 384.5 feet to an iron pin; thence along the property of Doctor George Smith N 49-38 E, 1352.8 feet to an iron pin in the property being reserved by Madeline Vaughn; thence with said property S 38 E, 237.6 feet N 77-50 E, 88.4 feet to an iron pin; thence N 69-22 E, 213.2 feet to an iron pin; thence N 63-10 E, 214.9 feet to an iron pin in Scuffletown Road; thence with said road S 50-55 E, 189.4 feet to the point of beginning.

ALSO:

All that certain piece, parcel or lot of land situate, lying and being in Austin Township, County of Greenville, State of South Carolina, and being a small triangular tract which is described as best, as property with reference to plat made by Lewis C. Godsey dated March 28, 1959, and being more fully described in reference to this plat to-wit:

BEGINNING at an iron pin on the western side of state road, joint front corner of property of Grantor and Grantees and running thence along said road S. 50-55 E, 75.8 feet to point in center of new cut road; thence along center of said new cut road in a southwesterly direction approximately 240 feet to point where road crosses the property line between Grantor and Grantees; thence turning and running N 69-22 E, approximately 30 feet to an iron pin; thence N 63-10 E, 214.9 feet to an iron pin on edge of state road and being 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.