

MORTGAGE OF REAL ESTATE—Mann, Foster, ~~FADED~~ & Briscoe, Attorneys at Law, Justice Building, Greenville, S. C.
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1209 PAGE 117

OCT 7 1 46 PM '46 MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH WHOM THESE PRESENTS MAY CONCERN,
R. M. C.

WHEREAS, I, W. H. Alford

(hereinafter referred to as Mortgagor) is well and truly indebted unto Wallace Edsil Reid, Individually and as Executor of the Estate of William Edgar Reid, Margaret Reid Ford, Individually and as Co-Executor of the Estate of William Edgar Reid, and Madge Henderson Reid,

(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 -----Twenty Three Thousand Four Hundred Thirty and No/100-----
Dollars (\$ 23,430.00) due and payable

on or before one year from date, with right to anticipate payment in part or in full without penalty.

with interest thereon from date at the rate of Eight per centum per annum, to be paid: semi-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, on the north side of Bennetts Bridge Road, containing 43.90 acres, more or less, as shown on plat of Property of J. A. Fowler Estate, made by H. S. Brockman, Reg. Surveyor, Sept. 27, 1951, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book AA, at Page 163, reference to said plat being craved for a complete and detailed description thereof. Said property is known as Tract 14, Block 1, Sheet 531.2 on the Greenville County Block Book.

This is a purchase money mortgage.

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.