

MORTGAGE OF REAL ESTATE—Mank, [unclear] & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
FEB 22 11 19 AM '72  
OLLIE FARNSWORTH  
R. H. C.

BOOK 1223 PAGE 105

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, W. H. Alford

(hereinafter referred to as Mortgagor) is well and truly indebted unto James P. Moore and Otis P. Moore

(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 Eight Thousand and No/100-----

Dollars (\$ 28,000.00 ) due and payable

\$7,000.00 on or before December 31, 1972; \$10,500.00 due and payable on or before December 31, 1973; and the balance of \$10,500.00 payable on or before February 15, 1974,

with interest thereon from April 15, 1972 at the rate of Six (6%) per centum per annum, to be paid: semi-annually beginning June 1, 1972.

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, near Clear Springs Church and being known as Tract #8 and a portion of Tract #6 as shown on plat of Property of W. O. Lewis recorded in the RMC Office for Greenville County in Plat Book FF, at Page 134, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point in the center of Anderson Bridge Road at the corner of a tract heretofore conveyed to William H. Jackson by deed recorded in the RMC Office for Greenville County in Deed Vol. 891, at Page 83, and running thence along the center line of said road the following courses and distances: S. 44-13 E. 520 feet, more or less; S. 17-10 E. 270 feet; S. 8-05 W. 500 feet; S. 11-15 W. 300 feet to a point in the center of said road at the joint corner of Tracts 6 and 8; thence continuing along the center of said road in a southwesterly direction, approximately 2,150 feet to a point; thence N. 62 E. 1,551 feet to a stone; thence N. 2-15 W. 2,722.5 feet to a point; thence N. 78-15 W. 874 feet to a poplar on the Jackson line; thence along the Jackson line S. 27-20 W. 178.2 feet to the beginning corner.

Mortgagees agree to release any portion of the within described property upon payment of \$ 750.00 per acre of the property sought to be released.

For value received, I do hereby assign, transfer and not over to Southern Bank and Trust Co., Greenville, South Carolina, the within note and mortgage with recourse, this 22 day of Feb. 1972

*James P. Moore*  
*Otis P. Moore*

Witness:

*Ronnie H. Carter*  
*Malcolm H. [unclear]*

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.