

GREENVILLE 05

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, D. B. Alexander

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles J. Spillane

(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 nine thousand and no/100-----

----- Dollars (\$ 9,000.00) due and payable
at the rate of \$150.00 per month hereafter until paid in full, the first
payment to be due December 26, 1974, and the remaining payments to be
due on the 26th day of each and every month thereafter until paid in
full,

with interest thereon from this date at the rate of nine per centum per annum, to be ~~paid~~ computed
annually and paid monthly as part of the \$150.00 payment,

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 shown as Lot No. 1, Block 12
of Judson Mill, plat of which is recorded in the R. M. C. Office for
Greenville County in Plat Book X at page 153, and according to said
plat, having the following metes and bounds; to-wit:

BEGINNING at a point on the east side of Second Avenue, at the joint
front corner of Lots Nos. 1 and 2, and running thence with Second Avenue
N. 5-36 E. 64.6 feet; thence S. 84-24 E. 58.8 feet; thence S. 59-30 E.
89.8 feet; thence S. 11-56 W. 26.8 feet; thence N. 84-24 W. 137.4 feet
to the point of beginning.

This is the same property conveyed to the mortgagor by Lewis M.
Gillespie by deed recorded in the R. M. C. Office for Greenville
County in Deed Book 915 at page 633.

Mortgagor also agrees to pay a late charge of 5% of the amount of
any payment which is more than ten days late.



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

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