

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JAN 30 12 00 PM '75
DONNIE S. TANKERSLEY
R.M.C.

1342 840
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JERRY W. HOWARD

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. H. ALEXANDER AND PAULINE M. ALEXANDER

(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

FOURTEEN THOUSAND AND NO/100-----Dollars (\$ 14,000.00) due and payable in Ten (10) years from date hereof with interest thereon from July 1, 1975 at the rate of Nine (9%) per cent to be paid in equal monthly installments of One Hundred Seventy-Seven and 35/100 (\$177.35) Dollars until paid in full.

with interest thereon from July 1, 1975 at the rate of Nine (9) per centum per annum, to be paid: in equal monthly installments of \$177.35 until paid in full

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 known and designated as Lot No. 5, Block G, according to plat of property of Park Place, recorded in Plat Book A, at page 119, R.M.C. Office for Greenville County and being more particularly described as follows:

BEGINNING at a stake on the west side of U. S. Highway No. 25 (formerly known as First Avenue, Park Place) Northeast corner of Lot No. 3, and running thence North 89-45 W. 150 feet to a 10 foot alley; thence with the eastern line of said alley N. 0-17 E. 50 feet to southwest corner of Lot No. 7; thence with the line of said lot S. 89-45 E. 150 feet to stake on said highway; thence with the Western side of said highway S. 0-17 W. 50 feet to the beginning corner. Less however, a strip taken from the front of said lot and used for the widening of U. S. Highway No. 25.



5.5.60

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 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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