

GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

FILED
JUN 5 1 31 PM '77
DANNIE S. TANNERDELEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, W. H. Alford

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

(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 **Thirty-Four Thousand Three Hundred Forty and No/100**-----
-----Dollars (\$ 34,340.00) due and payable

on or before one year from date

with interest thereon from date at the rate of nine per centum per annum, to be paid quarterly.

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 Todd Circle and being known and designated as Lot No. 58 on a plat of ROLAND HEIGHTS Subdivision recorded in the RMC Office for Greenville County in Plat Book S at Page 34 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This is the same property as that conveyed to the Mortgagor herein by deed from D. Joe Compton and Frances M. Compton recorded in the RMC Office for Greenville County in Deed Book 905 at Page 473 on January 5, 1971.

ALSO: All those pieces, parcels or lots of land in the County of Greenville, State of South Carolina, being known and designated as Lots Nos. 14 and 15 of BIRNAM WOODS Subdivision, Lot No. 14 being situate, lying and being on the eastern side of Birnam Court and Lot No. 15 being situate, lying and being on the southern side of Seabury Drive, said lots being more fully shown on a plat of said Subdivision recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 56 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This is the same property as that conveyed to the Mortgagor herein by deed from A & B Properties, Inc. recorded in the RMC Office for Greenville County in Deed Book 1047 at Page 466 on December 8, 1976.

ALSO: All those pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lots Nos. 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, and 41 of ENOREE HILLS Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book MM at Page 197, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This is the same property as that conveyed to the Mortgagor herein by deed from Ansel Alewine, dated May 16, 1969 and recorded in the RMC Office for Greenville County in Deed Book 865 at Page 317 on May 16, 1969.

The mailing address of the Mortgagee herein is P. O. Box 6526, Station B, Greenville, South Carolina 29606.

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.

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