

FILED
GREENVILLE CO. S. C.

BOOK 1387 PAGE 549

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 16 8 39 AM '78
R.M.C. 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 Josiah K. Bates and William T. Bates

(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

NINETY-FIVE THOUSAND AND NO/100 - - - - - Dollars \$ 95,000.00 and interest payable
at the rate of \$7,000.00 each six months from date, Plus Interest, for a
period of FIVE (5) YEARS; at which time the Mortgagees shall have the Option to
call for the unpaid balance to be paid in full. Mortgagor shall have the right
to anticipate prepayment without penalty
with interest thereon from date at the rate of 7% 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 to which the Mortgagor may be indebted to the Mortgagee at any time, has advanced made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars \$3.00 to the Mortgagee in hand well and truly paid by the Mortgagor at and after 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, as shown on plat of the Estate of Mary B. Ballenger, made by Dalton & Neves, Engineers, August, 1976, and having the following metes and bounds:

BEGINNING at iron pin on Wade Hampton Boulevard (U. S. Highway 29) at the intersection of Batesview Drive and running thence N. 52-30 E. 175 feet to old iron pin; running thence along line of William R. Timmons, Jr., et al, S. 37-30 E. 212.9 feet to iron pin; running thence along line now or formerly of Mary B. Ballenger Estate S. 51-42 W. 221.7 feet to iron pin on Batesview Drive; thence along Batesview Drive N. 25-18 W. 221 feet to iron pin, the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of even date herewith and recorded in the RMC Office for Greenville County simultaneously.

DOCUMENTARY
STAMP
APR 16 1978

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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