

MORTGAGE OF REAL ESTATE

FILED
GREENVILLE CO. S. C.
DEC 31 3 43 PM '79

BOOK 1492 PAGE 304

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

DONNIE TANKERSLEY
R.M.C.

WHEREAS, we, CHARLES L. ALBERSON and MARGARET ALBERSON,
(600 North Weston Street, Fountain Inn, South Carolina 29644)

(hereinafter referred to as Mortgagor) is well and truly indebted unto BESSIE A. ALBERSON
(P. O. Box 296, Fountain Inn, South Carolina 29644)

(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-Two Thousand Five Hundred and No/100

----- Dollars (\$ 22,500.00) due and payable
----- terms of
in accordance with the/said promissory note, with balance paid in full on or before
January 2, 1984.

with interest thereon from January 3, 1980, at the rate of Six per centum per annum, to be paid: 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 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, the Mortgagee's heirs, 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, in the Town of Fountain Inn on the east side of Main Street and the south side of Knight Street, bounded by South Main Street, Knight Street, Ida Kate M. Babb, and others. (Block Book Reference (699) 364-1-1. Also Deed Book 319, Page 114 and Book 798, Page 531, R.M.C. Office for Greenville County, S. C.)

Also, all that piece, parcel, or lot of land on South Main Street adjoining above tract on the South, fronting on South Main Street 81.18 feet, more or less, and being approximately 76.56 feet wide in the rear, bounded on south by formerly Esther Henderson homehouse lot. (Block Book Reference (699) 364-1-2, Deed Book 644, Page 83.)

Also, all that other piece, parcel, or lot of land lying, being and situate in the County and State aforesaid, in the Town of Fountain Inn, and on the west side of Craig Street, fronting on said Street 1.58 chains, having a depth of 6.34 chains, and being 1.58 chains wide in the rear, bounded by Craig Street, now or formerly Flora Templeton, now or formerly H. G. Marljar, and others. (Block Book Reference (699) 340-6-34, Deed Book 465, Page 517).

This being the same property conveyed to the Mortgagees by the Mortgagors on December 31, 1979, said deed of record in the R.M.C. Office for Greenville County, S. C., in Deed Book 1118 at Page 215, under recording date of Dec. 31, 1979.

STATE OF SOUTH CAROLINA
DOCUMENTARY
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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 is 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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