

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

REC'D  
35 AM '80  
R.M.C. WINDERSLEY

MORTGAGE OF REAL ESTATE

1502 833

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ALEXANDER JAMES

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. E. RUNION

(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

Twelve Thousand Five Hundred & No/100----- Dollars (\$ 12,500.00 ) due and payable

According to the terms of note, of even date.

with interest thereon from date at the rate of 13% 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, 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, containing 3.50 acres more or less according to a plat of property of Alexander James, prepared by Kermit T. Gould, R.L.S., dated March 13, 1980, and having according to said plat the following metes and bounds, to-wit:

BEGINNING approximately 800 feet plus or minus from the corner of Suber Road and South Carolina Highway 14, in the middle of Suber Road and running thence along the line of property of Jerry Runion, S. 57-15 E. 516.37 feet to an iron pin; thence running along the rear line of the property being near a Creek, S. 19-03 W. 191.2 feet to an iron pin; thence continuing S. 13-21 W. 100 feet to a new iron pin; thence with property now or formerly of Interstate Materials, Inc., N. 56-21 W. 597.22 feet to a point in Suber Road; thence along Suber Road, N. 34-42 E. 25 feet; thence continuing along Suber Road, N. 33-05 E. 245.57 feet to the beginning point.

The above is a portion of the total tract according to Block Book 528.3-1-17.1, Volume 1038 -735.

This being the same property conveyed unto Alexander James by deed from C. E. Runion recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1125 at Page 492, recorded the 9th day of May, 1980.

This is a purchase money mortgage.

GC 10  
MAY 9 1980  
1404

RECORDED  
MAY 15 1980  
R.M.C.

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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