LAW OFFICES OF BRISSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORIGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GREEN E CO. S. C.

MORTGAGE OF REAL ESTATE

JAN [10 41 AMT68] LL WHOM THESE PRESENTS MAY CONCERN:

DONNIE STANKER SLEY R.M.C

WHEREAS,

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W.H. Alford

South Carolina, P.O. Box 3049, Greenville, S.C. 29602

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Citizens Bank & Trust Company of

(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 Thousand and No/100

Dollars (\$ 30,000.00) due and payable

according to the terms thereof, said note being incorporated herein by reference.

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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 im 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

All that piece, parcel or tract of land with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, 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. Tirmons, 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 is a Second Mortgage, junior in lien to that certain Mortgage given by W.H. Alford to Josiah K. Bates and William T. Bates, dated January 13, 1977 and recorded in Mortgage Book 1387 at Page 127, and having an original balance of \$95,000.00.

This being the same property conveyed to W.H. Alford by deed of Josiah K. Bates and William T. Bates, Individually and as Co-Executors of the Estate of Mary Bates Ballenger, and being recorded in the R.M.C. Office for Greenville County of January 18, 1977 in Dee d Book 1049 at Page 787.

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 futures 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 a rovided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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