

Plans sent to Don VAN Riper Suite 8, 700 E. North Street, Greenville, SC 29601

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE BOOK 1533 PAGE 781

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED
20. S. C.
FEB 27 3 40 PM '81
DONN...

WHEREAS, Lee F. Alexander, ~~James C. Alexander~~ and Artist E. Richards

(hereinafter referred to as Mortgagor) is well and truly indebted unto Don Stegall
2518 WHITEHORSE ROAD
GREENVILLE S.C. 29605

(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 Nine Hundred Thirty-nine Dollars and 59/100's**
Dollars (\$ 34,939.59) due and payable

in one hundred eighty (180) monthly installments, the first installment being due on April 30, 1981

with interest thereon from April 30, 1981 at the rate of **twelve (12)** per centum per annum, to be paid: **in one hundred eighty (180) monthly installments in the amount of (\$419.34), beginning April 30, 1981**

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**

All those pieces, parcels or tracts of land situate on the southwestern side of Edgemont Avenue in the County of Greenville, State of South Carolina, being shown as 016 ac. tract and 0.9 ac. tract on a plat of the Property of Gordon E. Mann, dated April 22, 1977, prepared by W. R. Williams, Jr., Engineer-Surveyor, recorded in Plat Book 6-C at page 62 in the RMC Office for Greenville County.

All that certain tract of land near the City of Greenville in the County of Greenville, State of South Carolina, on the southwestern side of Edgemont Avenue Extension containing 1.7 acres, more or less, shown as Tract No. 5 of the J. B. Banks Property, according to a plat recorded in said RMC Office for Greenville County in Plat Book LL at page 151.

This is the property conveyed to the Mortgagors by Deed of Nancy Mann and Gordon E. Mann dated the 27th day of Feb, 1981, and recorded in Deed Book 1143 at page 400-377 in the RMC Office for Greenville County.

This Mortgage is junior in nature and second to that Mortgage given by Gordon E. Mann to Southern Bank and Trust Company dated September 8, 1977, and recorded in the R.M.C. Office for Greenville County in Mortgage Book 1409, at Page 633.

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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 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 Mortgagee covenants that it is lawfully seized of the premises hereinbefore described in fee simple absolute, that it has good right and is lawfully entitled 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 Mortgagee 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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