

MORTGAGEE'S ADDRESS:
4243 Rolling Oaks Drive
Winter Haven, Florida 33880

BOOK 1584 PAGE 104

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 27 11 11 PM '82
DANNIE TANKERSLEY
A.M.C.

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

WHEREAS, JAMES C. ALEXANDER AND LINDA W. ALEXANDER

(hereinafter referred to as Mortgagor) is well and truly indebted unto CARROLL J. FLOYD

(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-NINE THOUSAND TWO HUNDRED FIFTY AND NO/100

----- Dollars (\$ 29,250.00) due and payable
IN One Hundred Twenty (120) equal monthly installments of Four Hundred
Thirty-Six and 73/100 (\$436.73) Dollars, Beginning on December 1, 1982 and
continuing monthly until paid in full.

with interest thereon from Oct. 27, 1982 at the rate of 13% per centum per annum, to be paid: AS SET
OUT ABOVE.

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 that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northerly side of East Woodburn Drive, near the City of Greenville, and being known and designated as Lot No. 46 on a plat entitled "Final Plat, Seven Oaks", said plat being recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 45 and 46, said pin being on the northerly side of East Woodburn Drive and running thence N. 33-20 W. 149.1 feet to an iron pin, joint rear corner of Lots 45 and 46; turning and running thence S. 58-42 W. 87.05 feet to an iron pin, joint rear corner of Lots 46 and 47; turning thence and running with the common line of said Lots 46 and 47, S. 33-20 E. 152.2 feet to an iron pin, joint front corner of Lots 46 and 47; turning and running thence with the northerly line of East Woodburn Drive, N. 56-53 E. 87 feet to an iron pin, the point of beginning.

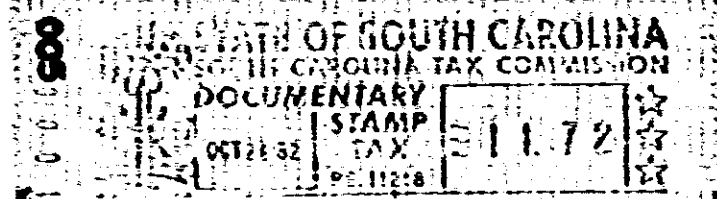
Derivation: Deed Book 1176, Page 228 - Carroll J. Floyd
10/27/82

THERE will be a late charge of \$10.00 for any payment received after the 10th day of the month.

THE Mortgagor shall provide the Mortgagee with a Hazard Insurance Policy covering the outstanding amount of this mortgage naming her as the Mortgagee and provide to her a paid receipt yearly.

THIS Mortgage and the Note it secures shall not be assumable nor transferable without the prior written consent of the Mortgagee.

ALL payments made shall be applied first to interest then to principal.



together with all and singular rights, members, necessaries, 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.