

Mortgagee's address: 340 N. Main Street, Greenville, S.C. 29602

LAW OFFICES OF THOMAS C. BRISSEY, P.A.

MORTGAGE OF REAL ESTATE FILED GREENVILLE, S.C.

BOOK 1639 PAGE 763

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

July 2 4 24 PM '83
DONNIE S. BRISSEY
R.H.C.

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

WHEREAS, W.H. Alford

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

(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-Five Thousand and No/100

Dollars (\$25,000.00) due and payable

according to the terms of note executed herewith

with interest thereon from at the rate of per centum per annum, to be paid:

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, being known and designated as Lots 6, 7, 11, 12, 13, 14, 15 and 16 of Blue Mountain Estates, Section 2 as shown on plat recorded in Plat Book BB at Page 17, in the RMC Office for Greenville County, S.C.. Reference to said plat is hereby craved for a more complete description.

ALSO:

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, containing 4.8 acres, more or less and having the following metes and bounds, to-wit:

BEGINNING on Bailey Falls Road at the northwest corner of Lot No. 16, Blue Mountain Estates and running thence N. 40 E. 100 feet to an iron pin; thence S. 43-30 E. 118 feet to an iron pin, joint rear corner of Lots 16 and 15; thence S. 41-43 E. 146 feet to an iron pin; thence N. 14-0 E. 125 feet to a point; thence N. 55-15 E. 30 feet to a point; thence N. 14 W. 500 feet to a point; thence S. 9-20 W. 68.3 feet to a point; thence S. 22-37 W. 190.2 feet to a point; thence S. 34-34 W. 321.6 feet to a point; thence S. 40-03 W. 138 feet to a point on said road; thence N. 08 S. 35-0 E. 71.8 feet to the point of beginning.

ALSO:

ALL that piece, parcel or tract of land, lying and being situate in the County of Greenville, State of South Carolina, being shown and designated as a tract on the north side of Lot 13, Section 2 of Blue Mountain Estates on plat recorded in Plat Book BB at Page 17, in the RMC Office for Greenville County, S.C., and having the following metes and bounds, to-wit:

BEGINNING at an iron pin, the northeast corner of said lot, and running thence N. 14 W. 125 feet to a point; thence S. 55-15 W. 100 feet to a point; thence S. 14 E. 125 feet to a point; thence S. 14 E. 125 feet to the point of beginning.

ALSO:

ALL that piece, parcel or tract of land, lying and being situate in the County of Greenville, State of South Carolina, being shown and designated as a tract on the north side of Lots 11 and 12, Blue Mountain Estates, Section 2, as shown on plat recorded in Plat Book BB at Page 17, in the RMC Office for Greenville County, S.C., and having the following metes and bounds, to-wit:

BEGINNING at a point, the northeast corner of Lots 11 and 12, and running thence N. 14 W. 125 feet to a point; thence S. 55-15 W. 200 feet to a point; thence S. 14 E. 125 feet to a point, joint corner with Lot No. 12; thence N. 55-15 E. 200 feet to the point of beginning.

THIS being the same property conveyed to the mortgagor herein by deed of James M. Cook **

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.

** as recorded in the RMC Office for Greenville County, S.C. herewith.

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