

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
JUN 23 1 35 PM '84

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, PHILLIP E. ALPHIN AND DEBORAH G. ALPHIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto LIBBY C. ALEXANDER as Guardian for

Jeremy G. Guthrie

c/o Deborah S. Alphin, 4 Village Plaza West, S. Greenville, SC 29681

(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 & No/100 ----- Dollars (\$ 25,000.00) due and payable

according to the terms of said Note.

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, 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

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, fronting on Holly Circle, being known and designated as Lot 106 on a plat of Pine Brook Forest Subdivision according to a plat prepared by Charles K. Dunn, Surveyor, said plat being recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 4X at Pages 48 and 49, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Holly Circle, joint front corner of Lots 107 and 106, and running thence with Holly Circle N. 73-25 E., 125 feet to an iron pin, joint front corner of Lots 106 and 105; thence with the joint line of said lots, S. 16-35 E., 150 feet to an iron pin; thence along rear lot line of Lots 106 and 101, S. 73-25 W., 125 feet to an iron pin, joint rear corner of Lots 107 and 106; thence with the joint line of said lots, N. 16-35 W., 150 feet to the point of beginning.

This conveyance is made subject to any and all easements, rights of way and restrictions of record or may be seen by an inspection of the ground.

This being the same property conveyed to the mortgagors herein by deed of Charles F. Somervill and Fay C. Somervill to be recorded herewith.

The mortgagors reserve the right to prepay the note and mortgage at anytime without penalty.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP TAX
10.00
JUN 23 1984

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 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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