

FILED
GREENVILLE CO. S. C.
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JUN 22 10 54 AM '72

BOOK 1238 PAGE 269

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Francis Ream Alward, Jr. and Lee M. Alward

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Guy Moss and Christine M. Moss

(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 Seventeen thousand five hundred and no/100

Dollars (\$ 17,500:00) due and payable in monthly installments of \$100.00 or more plus interest on the unpaid balance - Should Mortgagee give Mortgagor notice in writing that he demands the balance paid in full, within thirty days of receipt of notice the balance will be paid in full

With interest thereon from date at the rate of five 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 Greenville, City of Greenville and being known and designated as Lot No. 1, Lot No. 24, and a portion of Lot No. 23, Block L, Property of O. P. Mills, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book C, Page 176, and having according to a survey by Carolina Engineering & Surveying Co., dated January 16, 1969, entitled Property of W. Guy Moss and Christine M. Moss, recorded in said R. M. C. Office in Plat Book 4-A, Page 9, the following metes and bounds, to-wit:

Beginning at an iron pin at the southeastern corner of the intersection of Prentiss Avenue and Mission Street and thence with the southeastern side of Prentiss Avenue, N 45-25 E 63.5 feet to an iron pin at the joint front corner of Lots Nos. 1 and 2; thence with the joint line of said lots, S 44-30 E 180 feet to an iron pin; thence through Lot No. 23, S 19-04 E 74.7 feet to an iron pin on the northwestern side of Arthur Avenue; thence with the northwestern side of Arthur Avenue the following courses and distances: S 71-0 W 35 feet, S 61-40 W 100 feet, S 64-0 W 43 feet, N 69-40 W 12 feet to an iron pin on the eastern side of Mission Street; thence with the eastern side of Mission Street, N 7-02 E 109.1 feet to an iron pin; thence continuing with the eastern side of Mission Street, N 17-55 W 125.5 feet to the point of beginning.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 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.