

99 Woodland Dr.
Greenville
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GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 10 3 57 PM '77
MORTGAGE OF REAL ESTATE BOOK 1412 PAGE 484
DONNIE S. TANKERSLEY
R.H.C.

WHEREAS, W. H. Alford

(hereinafter referred to as Mortgagor) is well and truly indebted unto Myrtice R. Cass

(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 Forty-Seven Thousand Four Hundred Ninety and No/100-----
Dollars (\$ 47,490.00) due and payable

in three equal annual installments of Fifteen Thousand Eight Hundred Thirty and No/100 (\$15,830.00) Dollars each, with the first installment being due and payable on August 24, 1978, and succeeding installments being due on August 24, 1979 and August 24, 1980, respectively, with the privilege to anticipate payment of part or all of the balance at any time after December 31, 1977, with interest thereon from date at the rate of seven (7%) per centum per annum, to be paid: annually

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 piece, parcel or tract of land in O'Neal Township, Greenville County, State of South Carolina situate, lying and being near Sandy Flat, containing 90.7 acres, more or less, and being more particularly described according to a plat of survey of Property of Myrtice R. Cass by C. O. Riddle, Surveyor, dated January 1966, as follows:

BEGINNING at an iron pin in the center of a roadway at the corner of property of Maude Lee Heaton and running thence along Heaton's line S. 5-00 E. 700.3 feet to an iron pin; thence S. 53-56 W. 233.3 feet to an iron pin; thence down the meanders of a branch as the line and adjoining property of the Estate of Eunice J. Baswell, the following traverse chords and distances, to-wit: S. 21-29 W. 182.2 feet, S. 36-00 W. 360 feet, S. 48-04 W. 182 feet, S. 67-40 W. 255 feet, N. 81-25 W. 173 feet, S. 63-58 W. 217 feet, S. 27-16 W. 270 feet, S. 36-23 W. 232 feet, S. 13-49 W. 185 feet, and thence in a southeasterly direction to the point where said branch intersects with Enoree River; thence up the meanders of Enoree River as the line in a northwesterly direction to a point where the old river bed intersects with Enoree River, and thence up the meanders of the Enoree River as the line the following traverse chords and distances, to-wit: S. 23-00 W. 270 feet, N. 80-10 W. 157 feet, N. 43-04 W. 591.6 feet, N. 62-40 W. 320 feet, N. 42-40 W. 420 feet, N. 5-40 E. 430 feet, N. 54-30 E. 400 feet, N. 24-00 E. 360 feet, and N. 7-37 W. 180 feet to a point where Long Branch intersects with said Enoree River; thence up the meanders of Long Branch as the line, the traverse chord and distance being N. 4-50 W. 437 feet to an iron pin at the corner of property now or formerly belonging to B.V. Johnson; thence S. 81-49 E. 564.1 feet to an iron pin at the corner of property now or formerly belonging to Jones; thence along Jones' line S. 81-43 E. 909.9 feet to a stone; thence N. 71-40 E. 413.8 feet to an iron pin at the corner of property of Heaton; thence along Heaton's line N. 71-40 E. 406.5 feet to the beginning corner.

The above described property is the same conveyed to the Mortgagor herein by Myrtice R. Cass by deed dated August 24, 1977, to be recorded, and this mortgage is given to secure payment of a portion of the purchase price.

Together with all and singular rights, members, hereditaments, 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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