

Mortgagee: P. O. Box 1000  
Tryon, NC 28782

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STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, JERRY BLACKWELL and SANDRA S. BLACKWELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto NCNB NATIONAL BANK OF NORTH CAROLINA,

Tryon, North Carolina  
(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

in accordance with the promissory note

with interest thereon from date at the rate of 13.5 per centum per annum, to be paid: according to the terms of the promissory note.

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 accounts 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, Glassy Mountain Township, being more particularly described as follows:

BEGINNING at an old iron pin at a stone, said iron pin being the terminus of the fifth call in the metes and bounds description in that certain deed from R. C. Walker and Sally J. Walker to John Thomas Rhodes, John Tillman Rhodes, and Jackson N. Walker, recorded in Deed Book 997, Page 762, in the R.M.C. Office of Greenville County, South Carolina; running thence from said beginning point South 65 degrees 26 minutes East 600 feet to an iron pin; thence South 29 degrees 10 minutes West 70.74 feet to a point in the centerline of the twenty foot right of way and easement hereinafter conveyed; thence with the centerline of said easement the following four (4) calls: South 44 degrees 41 minutes West 50.18 feet, South 27 degrees 07 minutes West 89.18 feet, South 41 degrees 20 minutes West 49.98 feet, and South 56 degrees 17 minutes West 69.98 feet to a point; thence North 61 degrees 53 minutes West 586.82 feet to an iron pin; thence North 37 degrees 32 minutes East 285 feet to the point of BEGINNING, containing 4.15 acres, as shown and delineated on that certain plat entitled, "Survey for Jerry and Sandra S. Blackwell, Located Near Lake Lanier", Greenville County, South Carolina, dated November 15, 1983, and prepared by Wolfe & Huskey, Inc., Engineering and Surveying. Reference to said plat is hereby had in aid of the description.

There is also conveyed herein a perpetual right of way and easement, 20 feet in width, to be used for the purposes of ingress, egress, and regress to the above described property. The centerline of said 20 foot right of way is more particularly described by metes and bounds as follows: BEGINNING at a point in the centerline of that certain twenty foot right of way and easement, said point being the terminus of the sixth call in the metes and bounds description of the above described property; running thence from said beginning point with the centerline of said easement, the following twenty-one (21) calls: North 56 degrees 17 minutes East 69.98 feet, North 41 degrees 20 minutes East 49.98 feet, North 27 degrees 07 minutes East 89.18 feet, North 44 degrees 41 minutes East 50.18 feet, North 67 degrees 32 minutes East 43.13 feet, South 84 degrees 51 minutes East 38.57 feet, South 59 degrees 46 minutes East 76.98 feet, South 65 degrees 37 minutes East 366.72 feet, South 75 degrees 21 minutes East 194.09 feet, South 57 degrees 04 minutes East 165.99 feet, South 36 degrees 20 minutes East 129.19 feet, South 21 degrees 32 minutes East 67.76 feet, South 52 degrees 21 minutes East 88.27 feet, South 46 degrees 45 minutes East 72.14 feet, South 31 degrees 08 minutes East 66.23 feet, South 23 degrees 05 minutes East 101.05 feet, South 08 degrees 23 minutes East 48.37 feet, South 12 degrees 32 minutes West 79.36 feet, South 05 degrees 15 minutes East 54.11 feet, South 32 degrees 28 minutes East 65.25 feet, and South 40

Continued on Exhibit A

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

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