

Mortgagees' Address: 7 Starsdale Cir
Greenville, SC 29609

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

VOL 1689 PAGE 622

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GERALD B. GRIGGS AND RITA C. GRIGGS

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE A. BLANCHE AND MOLLY W. BLANCHE

(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

THREE THOUSAND and 00/100ths _____ Dollars \$ 3000.00) due and payable

in full on or before March 1, 1985,

with interest thereon from date at the rate of 12 % per centum per annum, to be paid in full on or before March 1, 1985.

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:

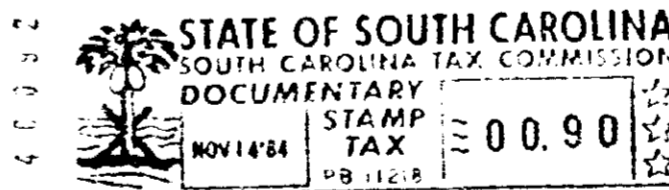
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, on the Southeasterly side of River Ridge Road, containing 11.08 acres, more or less, and being known and designated as Lot No. 5 on a Plat entitled "Composite Plat fo River Ridge" dated October 7, 1979, prepared by Carolina Surveying Co. and recorded in the Register of Mesne Conveyance for Greenville County, South Carolina in Plat Book 7-O at Page 56, and having such metes and bounds as appear by reference to said Plat.

This is the identical property conveyed to the Mortgagees by deed of George A. Blanche and Molly W. Blanche dated November 13, 1984 and recorded in the Greenville County RMC Office in Deed Book 1226 at Page 340

This Mortgage is second and junior in lien to that certain mortgage given by the Mortgagees herein to Bank of Travelers Rest in the original amount of \$9,000.00, which mortgage is recorded in the Greenville County RMC Office in Mortgage Book 1689 at Page 620 on November 14, 1984.

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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.

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