

*Amount Granted 11127.03*

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GR... CO. S. C.

FEB 13 12 02 PM '81

JOHN... BANKERSLEY  
R.M.C.

BOOK 1532 PAGE 917  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We Melvin Blackstone and Frances F. Blackstone

(hereinafter referred to as Mortgagor) is well and truly indebted unto Terplan Inc. of South Carolina 1421-B Laurens Road, Greenville, S.C. 29607

(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 Six Thousand four hundred sixty-three Dollars and fourteen cents.

Dollars (\$ 6463.14 ) due and payable  
in Forty Eight (48) monthly installments- one at one hundred sixty five dollars and fourteen cents and forty seven at one hundred thirty four dollars and 00/100, commencing the seventh day of April, 1981, due and payable on the seventh day of each month thereafter until paid in full.

with interest thereon from 2-23-81 at the rate of 19.69 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, the Mortgagee's heirs, 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,

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, near the City of Greenville, on the south side of Warehouse Court, shown as Lot No. 2, on plat entitled "Plat No. 2 of Property of W. S. Bradley" recorded in Plat Book "O" at Page 169, RMC Office for Greenville County, and being more particularly described as follows:

Beginning at an iron pin on the south side of Warehouse Court, at the front corner of Lot No. 3, which pin is 100.9 feet west of the intersection of Warehouse Court with Bahan Street; thence with the line of said lot, S. 0-42 E., 301.7 feet to an iron pin in the line of Lot No. 17; thence with the line of said lot, S. 82-40 W., 100.9 feet to an iron pin at the rear corner of Lot No. 1; thence with the line of said lot, N. 0-42 W., 301.7 feet to an iron pin on the South side of Warehouse Court; thence with the South side of said Court, N. 82-40 E., 100.9 feet to the beginning.

This is the same property conveyed to me by Minnie A. Boiter by deed recorded in Deed Book 775 at Page 184. *June 7, 1965*

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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