



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THEODORE A. BLANEY AND MILLIE ANNE S. BLANEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto

UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION

(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 **Eleven Thousand, One Hundred Eight and 48/100-**
----- Dollars (\$11,108.48) and payable

as set forth by note of mortgagors of even date

per note

with interest thereon from date at the rate of / per centum per annum, to be paid per 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 account by the Mortgagee, and also in consideration for 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, being known and designated as Lot 135, Swindon Court, as shown on a Plat of Kingsgate Subdivision, made by Piedmont Engineers and Architects, recorded in the R. M. C. Office for Greenville County in Plat Book WW, Pages 44 and 45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern edge of Swindon Court, at the joint front corner of lots 135 and 133 and running along the joint line of said lots, S. 20-19 E., 125.0 ft to an iron pin at the joint rear corners of lots 135 and 134; thence along the joint line of lots 135 and 134, S. 65-95 W., 140.0 ft. to an iron pin on Tiverton Drive; thence with the Eastern edge of Tiverton Drive, N. 20-19 W., 100 ft. to an iron pin at the intersection of Tiverton Drive and Swindon Court; thence with the curve of said intersection, the chord being N. 22-49 E., 36.6 ft. to an iron pin on the Southern edge of Swindon Court; thence with the Southern edge of Swindon Court, N. 65-47 E., 115.0 ft. to an iron pin being the point of beginning.

This is the same property conveyed to Theodore A. Blaney by deed of Harold Pittman and Beverly C. Pittman, dated February 21, 1974 and recorded in Greenville County in Book 994, Page 487 with a subsequent conveyance of one-half interest deeded from Theodore A. Blaney to Millie Anne S. Blaney, dated September 29, 1976 and recorded in Greenville County at Book 1043, Page 836.

This mortgage is second and junior in lien to that mortgage executed by Harold Pittman and Beverly C. Pittman recorded in Mortgage Book 1253, Page 138 and assumed by Theodore A. Blaney and Millie Anne S. Blaney. Said mortgage being with Fountain Inn Federal Savings and Loan Association.

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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 and 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 that 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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