

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS we, Maynard H. Bland and Myra D. Bland

hereinafter referred to as Mortgagor is well and truly indebted unto Lewis L. Gilstrap

(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 eight hundred and no/100 Dollars (\$ 6,800.00) due and payable

\$134.65 on the first day of each and every month hereafter, commencing November 1, 1969; payments to be applied first to interest, balance to principal, with the privilege to anticipate payment at any time; balance due five years from date;

with interest thereon from date at the rate of seven per centum per annum, to be paid; monthly

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, in the town of Mauldin, being known and designated as Lot No. 6 and a part of Lot No. 5 in accordance with plat made by Lewis C. Godsey, February 14, 1956, for W. B. Parsons and Blake P. Garrett, with new lines as established in accordance with plat made by C. O. Riddle for James H. and Fredda M. Holcombe, dated May 21, 1959, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the western side of U. S. 276 right-of-way, joint front corner of Lots 6 and 7, being 87 feet from the intersection of proposed new cut street and running thence along Lot No. 7 S. 84-14 W. 219.5 feet to an iron pin; thence S. 17-15 E. 101.9 feet to iron pin near the center of former Lot No. 5; thence through Lot No. 5 N. 84-14 E. 194.7 feet to iron pin on edge of said highway right-of-way; thence N. 3-10 W. along said highway right-of-way 100 feet to iron pin, being point of beginning.

The above is the same property conveyed to the Mortgagors by the Mortgagee by his deed of even date recorded herewith.

This is a second mortgage being junior in lien to a first mortgage to Fountain Inn Federal Savings and Loan Association.

This is a purchase money mortgage.

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 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.

SATISFIED AND CANCELLED BY REFERENCE
11 Nov 1971
Ollie Sarnauwerth