

MORTGAGEE: Box 387, Landrum, South Carolina 29356

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 4 1 06 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MARY B. WALKER

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

(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 Thirty Four Thousand and No/100-----

----- Dollars (\$ 34,000.00) due and payable

in equal monthly installments of Two Hundred Forty Three and 59/100 (\$243.59) Dollars, with first payment being due on June 5, 1979, and each monthly payment thereafter being due on the 5th of each month, last payment being due May 5, 1999.

with interest thereon from date at the rate of six (6%) 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, and being on the southwestern side of Five Oaks Drive being shown as Lot No. 4 on a plat of Batesville Forest Subdivision, Section One dated January 13, 1978, prepared by Freeland and Associates, Surveyors, recorded in Plat Book 6H, Page 46 in the R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Five Oaks Drive at the joint front corner of Lots 3 and 4 and running thence with Lot 3 S. 45-58 W., 575.1 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence N. 87-20 W., 288 feet to an iron pin; thence N. 48-24 W., 175.7 feet to an iron pin; thence N. 69-25 E., 370.6 feet to an iron pin; thence N. 16-33 E., 76 feet to an iron pin at the joint rear corner of Lots 4 and 5; thence with Lot 5 N. 66-02 E., 418.4 feet to an iron pin on Five Oaks Drive; thence with said Drive S. 32-01 E., 66.04 feet to an iron pin; thence still with said Drive S. 44-41 E., 66.04 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Threatt Enterprises, Inc. dated October 5, 1978, and recorded in the R.M.C. Office for Greenville County on October 5, 1978, in Deed Book 1089, Page 343.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
MAY-4-79
STAMP TAX
\$ 13.80
R. 11213

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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