

MORTGAGE OF REAL ESTATE -

FILED  
GREENVILLE CO. S. C.

BOOK 1482 PAGE 379

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE

JAN 7 2 44 PM '80

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
DONNIE STANBERRY  
R.M.C.

WHEREAS, JOEL W. BLEDSOE

(hereinafter referred to as Mortgagor) is well and truly indebted unto LEROY CANNON REALTY, INC.

(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

Seven Thousand Four Hundred Twenty-Five & No/100----- Dollars (\$7,425.00 ) due and payable  
Beginning February 1, 1980,  
In monthly payments of \$157.77 for a five year period (see note)

with interest thereon from date at the rate of 10% 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, being known and designated as Tract No. 6, of Cannon Estates, Section I., containing 3.37 acres according to a plat by Charles R. Dunn and T. Craig Keith, Registered Surveyors, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 6 H at page 76, and having the following metes and bounds, to-wit:

BEGINNING on South Carolina Road Number 272 at the joint front corner of Tracts numbered 6 and 7 and running thence with the joint line of said tracts, N. 41-35 W. 501.22 feet; thence with Lindsey Acres Subdivision, N. 34-52 E. 195.03 feet; thence with the rear line of Tracts Numbered 1 and 2, S. 61-55 E. 365 feet to the rear corner of Tract 5; thence with the joint line of Tract 5, S. 18-02 E. 305.69 feet to South Carolina Road Number 272; thence with said Road, S. 68-28 W. 95.35 feet; thence continuing S. 84-47 W. 109.47 feet to the beginning corner.

Particular attention is called to the protective covenants filed in the R.M.C. Office for Greenville County, S. C. in Deed Book 1091 at page 604.

This being a portion of the same property conveyed unto Leroy Cannon Realty, Inc. by Master's deed recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Volume 1086 at page 985, and being recorded 9/8/78.

This is a purchase money mortgage.

GCTC --- 1 JA 7 80 1561

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX \$08.00  
RECEIVED

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.

06790

4328 RV-2