

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jimmy A. Blanton and Kay R. Blanton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina, as Executor of the estate of Freda M. O'Loughlin, Deceased,

(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

Forty Five Thousand and No/100 _____ Dollars (\$ 45,000.00) due and payable
In monthly installments of Four Hundred Eighty and 27/100 Dollars (\$480.27), commencing
February 1, 1980 and Four Hundred Eighty and 27/100 Dollars (\$480.27) on the first day
of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of 12-1/2 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, on the northern side of Hathaway Circle, in Paris Mountain Township, near the City of Greenville, being known and designated as Lot 97 of a subdivision known as Stratford Forest and having according to a plat of said subdivision prepared by Piedmont Engineering Service dated February 25, 1957, and recorded in the RMC Office for Greenville County in Plat Book KK at page 89, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Hathaway Circle at the joint front corner of Lots Nos. 96 and 97 and running thence with the line of Lot 96, N. 9-37 E. 144.2 feet to an iron pin; thence continuing with the line of Lot 96, N. 9-37 E. 10 feet to a point in the center of a creek; thence with the center line of said creek as the line in a northwesterly direction to a point (having a traverse line as follows: beginning at an iron pin which is located S. 9-37 W. 10 feet from the last mentioned point; thence S. 89-25 W. 286.7 feet to an iron pin which is located S. 25-50 E. 10 feet from a point in the center line of said creek); thence from the point in said creek at the joint rear corner of Lots 97 and 98 and with the line of Lot 98, S. 25-50 E. 10 feet to an iron pin; thence continuing with the line of Lot 98, S. 25-50 E. 171.4 feet to an iron pin on the northern side of Hathaway Circle; thence with the northern side of Hathaway Circle, N. 77-47 E. 90 feet to an iron pin; thence continuing with the northern side of Hathaway Circle, S. 87-42 E. 100 feet to the point of beginning.

Derivation: Bankers Trust of South Carolina, as Executor of the estate of Freda M. O'Loughlin, deceased, Deed Book 1119, Page 286, recorded Jan. 18, 1980.

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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 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 convey 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.

RECORDED
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