

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
13 PM '80  
M.C. RUSLEY

MORTGAGE OF REAL ESTATE

BOOK 1504 PAGE 387

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES W. BLACKWELL AND JANICE W. BLACKWELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto DOROTHY L. CUNNINGHAM  
113 Neathers Circle, Fountain Inn, S.C. 29044

(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 SIXTEEN THOUSAND FIVE HUNDRED AND NO/100-----  
Dollars (\$16,500.00) due and payable

in monthly installments based at 30 years of \$195.50  
with the first payment beginning on July 1, 1980 and  
with balloon payment in full at July 1, 1982.

with interest thereon from date at the rate of FOURTEEN 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, Town of Fountain Inn, and being shown on a portion of property on plat for W. Shell Thackston dated June 30, 1964 prepared by C. O. Riddle, RLS, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the northwestern edge of Hellams Street running thence N. 51-30 W., 174.05 feet to an iron pin; thence N. 43-16 E., 89.4 feet to an iron pin; thence S. 51-30 E., 174 feet along joint line now or formerly of Babb to an iron pin in the northwestern edge of Hellams Street; thence along Hellams Street S. 43-15 W., 89.4 feet to an iron pin at the point of beginning.

This is the identical property conveyed to the mortgagors by deed of Dorothy L. Cunningham to be recorded on even date herewith.

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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 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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