

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OFFICE OF THE RECORDER OF DEEDS }  
GREENVILLE, S. C. }  
MORTGAGE OF REAL ESTATE }  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

908 W. HENSLEY

WHEREAS, HIRAM J. BLANTON and VIRGINIA F. BLANTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto BUILDERS & DEVELOPERS, 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 -----

-----TWELVE THOUSAND AND NO/100-----Dollars (\$ 12,000.00 ) due and payable in sixty (60) equal installments of Two Hundred Seventy-nine & 22/100 Dollars (\$279.22), beginning September 1, 1982

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 14% 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, located in the Town of Simpsonville, being known as Lot No. 1 of Subdivision entitled "Addition to West Georgia Heights", according to plat prepared by Piedmont Engineers & Architects, dated April 14, 1981 and recorded in the RMC Office for Greenville County, S.C. in Plat book 8P at page 32. Reference to said plat is hereby craved for a more complete metes and bounds description of said lot. Said lot being located northeast of intersection of Seminole Drive and Cherokee Drive.

This being the same property conveyed to the Mortgagors herein by deed of Builders & Developers, Inc. of even date, to be recorded herewith.

This mortgage is second and junior in lien to that certain mortgage given to Heritage Federal Savings & Loan Association in the original amount of \$47,900.00, dated August 11, 1982, recorded in the RMC Office for Greenville County in Mortgage Book 1577 at page 999.

*[Faint, illegible text, possibly a stamp or signature]*

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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