

MORTGAGE OF REAL ESTATE

FILED

BOOK 1587 PAGE 625

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
DEC 1 2 16 PM '82

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Horace Blackwell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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 Twenty-Six Thousand Two Hundred Eighty-Three and No/100-----

-----Dollars (\$26,283.00) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

~~with interest thereon~~

~~with interest thereon~~

~~with interest thereon~~

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, the Mortgagee's heirs, 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 between Langston Creek and Lots Nos. 62, 63, 64, 65 and 66 of DUKELAND PARK, and being more fully described according to plat of property of Glenn Hawkins and Carol B. Bradley recorded in the RMC Office for Greenville County in Plat Book 4-C at Page 187 as follows:

BEGINNING at an iron pin on Langston Creek and running thence N.58-09 E. 140.9 feet to an iron pin; thence S.09-18 E. 70.7 feet to an iron pin; thence S.73-21 W. 116 feet to an iron pin; thence N.07-40 E. 32 feet to an iron pin, the point of beginning.

ALSO; ALL that piece, parcel or tract of land in the County of Greenville, State of South Carolina, being known and designated as property of W. Glenn Hawkins and Carol B. Bradley, according to a plat made by Webb Surveying and Mapping Company, December, 1968, recorded in the RMC Office for Greenville County in Plat Book 4-C at Page 187, and having, according to said plat, the following metes and bounds, to-wit:

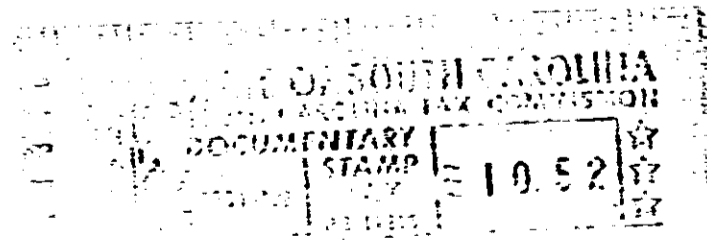
BEGINNING at an iron pin on McMakin Drive and running thence N.07-40 E. 158 feet to an iron pin on Langston Creek; thence N.58-09 E. 191.9 feet to an iron pin; thence S.35-42 E. 226.8 feet to an iron pin on Dukeland Drive; thence with said Dukeland Drive, S.54-18 W. 166.4 feet to an iron pin at the intersection of Dukeland Drive and McMakin Drive; thence along McMakin Drive, N.82-47 W. 183 feet to an iron pin, the point of beginning.

AT the option of the Mortgagee, the indebtedness secured hereby shall become due and payable if the Mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any reason whatsoever.

THIS is the same property as that conveyed to the Mortgagor herein by deed from Carol B. Bradley, dated November 30, 1982, and recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is P. O. Box 485, Travelers Rest, South Carolina 29690.

SC70
--- 1 DE 182 205



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 is 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.

4.00001

10621

4328 W-2