HILL, WYATT & FAYSSOUX

Hiram, Ga. 30141

BERVILLE CO. S. A.

300x 1398 FAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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

WHEREAS,

GEORGE STEPHEN BLANTON and DIXIE T. BLANTON

(hereinafter referred to as Mortgagor) is well and truly indebted unto

BOYD R. REECE and MILDRED E. REECE

(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

Nineteen Thousand and No 100 -----

Dollars (\$ 19,000.00) due and payable

as set forth in Note of even date herewith

with interest thereon from

at the rate of 8-3/4

per centum per annum, to be paid:

as set forth in Note of even date

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 Mortgagoe 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 scaling 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 Mortgagoe, its successors and assigns:

PARCEL 1

All that certain piece, parcel or bit of land, with all improvements thereon, or hereafter constructed thereon, situate lying and being in the State of South Carolina, County of Greenville, containing approximately 48-1/2 acres and located on the southerly side of Highway No. 414 approximately 2-1/2 miles from Tigerville in Saluda Township, and being described as follows:

BEGINNING at a point on the northerly side of Highway No. 414 at the intersection of Campbell Mill Road and running thence along Campbell Mill Road in a northerly direction approximately 540 feet to a point; thence in an easterly direction 73.5 feet, 230 feet and 225 feet to a point; thence in a southeasterly direction 279.18 feet crossing Highway No. 414 and continuing in a southeasterly direction 69 feet, 93 feet, 151.8 feet, 148.5 feet, 130 feet, 82 feet, 56 feet, 122.1 feet, 150 feet, 81 feet and 32 feet to a point; thence almost due south 2,244 feet to a point on a creek; thence with the creek as the line 67.3 feet, 134.6 feet, 172 feet and 231 feet to a point; thence in a northwesterly direction 330 feet to a point; thence in a northwesterly direction 1,320 feet and continuing in a northwesterly direction 1,389.30 feet to a point on the northerly side of Highway No. 414; thence along the northerly side of Highway No. 414 in an easterly direction 200 feet, core or less, to the beginning corner.

This mortgage being junior to a mortgage given to Travelers Rest Federal Savings and Loan Association. This is the same property conveyed to the mortgagors herein of even date herewith by deed of Boyd R. Reece and Mildred E. Reece to be recorded.

PARCEL 2

ALL that piece, parcel or lot of land situate, lying and being on the northeastern side of Gardenia Drive, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 46 on a plat of property of Cedar Lane Gardens, which plat is recorded in the RMC Office for Greenville County in Plat Book GG at Page 139; said lot having such metes and bounds as shown thereon.

This is the same property conveyed to the mortgagors herein by deed of Jack D. Medlin and Daisey D. Medlin recorded in the RMC Office on June 28, 1968, in Deed Book 847, page 434.

This is a junior and second portgage.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
BOCUMENTARY
TAX
EB. HZIB

PAM. HTT
FAB. HZIB

STAMP
EB. HZIB

Together with all and singular rights, members, hereditiments, 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 at being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, he considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagoe, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinalone 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 sold premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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