HNY 253, TRAVELERS REST, STICED GREENVELE CO. S. C.

300x 1530 HAGE 39

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

JAN 21 11 41 AM "AD ALL WHOM THESE PRESENTS MAY CONCERN: UNINNIL S. TANKERSLEY R.M.C

WHEREAS, CHARLES KIRT THOMASON

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

PRESTON C. BLACKSTOCK AND MARGARET BLACKSTOCK (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 THIRTY FIVE THOUSAND AND 00/100

Dollars (\$ 35,000.00) due and payable

pursuant to the terms as set forth on the 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 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, in Chick Springs Township containing 0.49 Acres according to a survey by Carolina Surveying Co., dated October 22, 1980, recorded in the R.M.C. Office for Greenville County in Plat Book 9.4 at Page 15, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the eastern side of Highway 253 and running thence with property now or formerly owned by McPherson S.79-15 E. 193 feet to an old iron pin; thence S.59-00 E. 27.5 feet to an iron pin; thence S.43-07 W. 81.3 feet to an iron pin; thence S.27-30 W. 51.4 feet to an iron pin; thence N.62-00W. 33.6 feet to an iron pin; thence S.31-01 W. 83.6 feet to an iron on Highway 253; thence with said highway N.16-08 W. 220.3 feet to an old iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Preston C. Blackstock and Margaret Blackstock dated January 19, 1981 and recorded herewith.

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 is provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said 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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