

FILED
GREENVILLE CO. S. C.

AUG 6 3 53 PM '70

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

BOOK 1162 PAGE 487



First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **LARRY JAMES BLACKSTOCK AND
JOYCE PUTNAM BLACKSTOCK**

(hereinafter referred to as Mortgagor) **SEND(S) GREETING:**

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of **TEN THOUSAND FIVE HUNDRED AND NO/100-----DOLLARS** (\$10,500.00), with interest thereon at the rate of **eight** per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is **fifteen** years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, City of Greenville, on the east side of Augusta Street, being known and designated as Lot 4 on plat of property of Parish and Gower, recorded in the R.M.C. office for Greenville County in Plat Book E at Page 136, and being more particularly described according to plat of R. E. Dalton, April 10, 1944, as follows:

Beginning at a stake on the east side of Augusta Street, the stake is 435.3 feet southeast of the southeastern corner of Prentiss Avenue and Augusta Street, and running thence with Augusta Street S. 47-53 E. 60 feet; thence with the line of Lot 5 N. 42-07 E. 168.7 feet to an iron fence post on a 15-foot alley; thence with said alley N. 53-03 W. 60.2 feet to an iron fence post; thence with the line of Lot 3 S. 42-07 W. 163.4 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.