

MORTGAGE OF REAL ESTATE - ~~Miss F. M. Blakely~~ Attorney at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH

R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1229 PAGE 315

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Ray M. Blakely

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mutual Plastics, 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 Twenty Thousand and No/100-----

-----Dollars (\$ 20,000.00 ) due and payable

On demand.

with interest thereon from date at the rate of 6% per centum per annum, to be paid: at maturity

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, on the northern side of Patton Drive, and having according to a Plat prepared by G. O. Riddle, July, 1966, and recorded in the R. M. C. Office for Greenville County, in Plat Book MMM, at Page 163, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of Patton Drive at the joint corner of property herein conveyed and property retained by grantor and running thence with the common line of said property N. 7-36 W. 110.85 feet to an iron pin in line of property now or formerly of Sinclair Refining Company; thence with the line of said property S. 88-03 W. 17.1 feet to an iron pin; thence continuing with said line N. 1-26 W. 80.7 feet to an iron pin in the line of property now or formerly of Albert; thence with the line of this property the following courses and distances: S. 78-11 W. 86.75 feet; N. 14-25 W. 70.1 feet and S. 73-40 W. 158 feet to an iron pin in line of property now or formerly of Sylvan Hills; thence with the line of said property S. 28-26 E. 304.1 feet to a point in the center of Patton Drive; thence with the center of said Drive N. 48-06 E. 84 feet to a point; thence continuing with the center of said Drive N. 79-12 E. 82.4 feet to the point of beginning.

This mortgage is subject to prior mortgages in favor of Fidelity Federal Savings & Loan Association in the original amount of \$14,000.00, recorded in Mortgage Book 995, at Page 618, and W. B. Blakely in the original amount of \$16,000.00, recorded in Mortgage Book 1035, at Page 245, both in the R. M. C. Office for Greenville County.

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 such 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.