

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE

BOOK 1534 PAGE 29

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Maynard W. Bland

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

Myra D. Bland
P.O. Box 6093
Hilton Head Island, SC 29938

(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

One Hundred Thousand and no/100ths-----Dollars \$100,000.00 due and payable

in 240 monthly installments of One Thousand Thirty-Two and 19/100ths dollars (\$1,032.19) beginning April 1, 1981 and continuing on the first day of each month thereafter until paid in full.

with interest thereon from date at the rate of 11.000 per centum per annum, to be paid monthly

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, being on the Western side of Club Drive, Austin Township, near the Town of Fountain Inn, and shown as Lot #1 on a Plat of Rollingwood Subdivision, which Plat is recorded in the RMC Office for Greenville County in Plat Book YY, at Page 111, and having according to said Plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Western side of Club Drive at the joint front corner of Lots #1 and #2 and running thence with joint line of said Lots N. 75-06 W., 631 ft. to an iron pin; thence N. 11-21 E., 274 ft. to an iron pin on the line of property of P. W. Hunter; thence with the Hunter line S. 81-43 E., 660 ft. to an iron pin on the Western side of Club Drive; thence with the side of said drive S. 17-54 W., 144.7 ft. to an iron pin; thence S. 14-54 W., 205 ft. to an iron pin at the point of beginning.

THIS being the same property conveyed to the Mortgagor herein by deed of Myra D. Bland, of even date, to be recorded herewith.

MAKER shall have the right to pre-pay at any time without penalty. This obligation and the mortgage which secures it may not be assumed or assigned to any other person without the payee's prior written consent.

THIS mortgage is second and junior in lien to that mortgage between Maynard W. Bland to Heritage Federal Savings & Loan Association recorded of even date herewith.

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RECORDED
MAR 2 1981
GREENVILLE COUNTY, S.C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

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