

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

BOOK 1564 PAGE 246

FILED TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE S.C.

FEB 23 8 53 AM '82

WHEREAS, I, J. Dean Blanken, GREENVILLE S.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
Piedmont, S.C.

(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 Five thousand and no/100-----

Dollars (\$ 5,000.00) due and payable

in full ninety (90) days from date.

with interest thereon from date at the rate of 18 per centum per annum, to be paid: in 90 days from 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 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

All that tract or lot of land containing 1.37 acres, more or less, located in Grove Township, Greenville County, State of South Carolina, and according to a plat made by J. Coke Smith & Son on September 17, 1948, having the following metes and bounds:

BEGINNING at an iron pin on the Southern side of a neighborhood road, and thence running along said road, S. 76 - 50 E. 1.65 chains to a point, corner of property of C. V. Vernon; thence along the Vernon line, S. 32-45 E. 7.00 chains to a small twin Spanish oak; thence along the line of J. B. McAlister, N. 61-00 W. 6.73 chains to an iron pin; thence still along the line of J.B. McAlister, N. 14-15 E. 2.93 chains, to the beginning corner.

This conveyance is made subject to all restrictions, easements, rights-of-way, setback lines and roadways of record or on the recorded plat affecting said premises.

The property was sold subject to any past due or accruing property taxes.

This is the same property conveyed by deed of J. C. Cox, Jr. to J. Dean Blanken dated and recorded in the RMC Office, Greenville County Courthouse October 31, 1962 in Deed Book 710, Page 80.

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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.

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