

STATE OF SOUTH CAROLINA
COUNTY OF

MORTGAGE OF REAL ESTATE

BOOK 923 Page 487

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.

WHEREAS, James L. & Angenette Blandis

MAY 29 11 51 AM 1963

(hereinafter referred to as Mortgagor) is well and truly indebted unto General Finance & Thrift Corporation

OLLIE FARMISWORTH
R. M. 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 One thousand Five hundred sixty dollars and 00/100

Dollars (\$ 1560.00) due and payable

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

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, and being designated as Lot 11 on plat of property of M. A. Callahan, made by W. A. Hudson, Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Douthit Street, said pin being approximately 200 feet East from the Northeast corner of the intersection of Douthit Street and Leach Street, and running thence N 17-3/4 E 222 feet to a stone; thence S 71-1/4 E 50 feet to an iron pin; thence S 17-3/4 W 222 feet to a stone on the North side of Douthit Street; thence along the North side of Douthit Street N 71'1/4 feet to the BEGINNING corner.

This property was conveyed to Henritta Austin by deed of the Carolina Loan and Trust Company, dated December 30, 1936, recorded in the R. M. C. Office for Greenville County, S. C., Deed Book 185, page 337. Thereafter, the said Henritta Austin died intestate, leaving as her sole heirs at law, her children, the grantor, Hardy Austin, (Austin), Irene Austin, William Austin, and Mary A. McElevens. The grantor, Hardy Austin (Austin) acquired an undivided 1/4 interest in the above property as one of the heirs of Henritta Austin, and the remaining 3/4 interest was conveyed to the said grantor, Hardy Austin (Austin) by deed of Irene Austin and others dated May 29, 1945, recorded in the R. M. C. Office for Greenville County, S.C. in deed Book 276, page 94.

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.