

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
SEP 23 9 40 AM '70
OLLIE FARNSWORTH
R.M.C.

BOOK 1167 PAGE 315

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Tinecy E. Blackwood, am

(hereinafter referred to as Mortgagor) well and truly indebted unto D. G. Batson

(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 Twenty and 92/100

----- Dollars (\$1,520.92) due and payable
in monthly installments of \$50.00 per month, beginning on the 22nd day of October, 1970, and continuing on the 22nd day of each month thereafter, until paid in full, with payment first to interest and balance to principal,

with interest thereon from date at the rate of 6% 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, in Greenville Township, near the City of Greenville, being more particularly described as Lot No. Ten (No. 10) in Section Two (2), as shown on plat of Village Houses of F. W. Poe Mfg. Co., made by Dalton and Neves, Engineers, July, 1950, recorded in Plat Book "Y" at pages 26-31, inclusive, in the RMC Office for Greenville County, and according to said plat, having the following metes and bounds:

BEGINNING at a point on the eastern side of Second Avenue (Park Place), joint front corner with Lot No. 11 of said plat, and running thence N. 0-17 E. 50 feet along the eastern side of said Second Avenue (Park Place) to a point, which point is 150 feet southerly from its intersection with Fourth Street; thence N. 89-45 E. 150 feet to a point on the western side of a ten-foot alley; thence S. 0-17 W. 50 feet along the western side of said ten-foot alley to a point; joint rear corner with Lot No. 11; thence S. 89-45 W. 150 feet along the northern line of Lot No. 11 to the point of beginning. According to said plat, the above described lot is also known as No. 314-A Second Avenue, Park Place.

This is the identical property conveyed to the mortgagor herein by deed to be recorded of even date herewith.

Together with all and singular rights, members, herditaments, 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.

Paid in full April 30, 1971.

D. G. Batson

Witness G. E. Mann

J. G. Shipps

SATISFIED AND CANCELLED OF RECORD

7 DAY OF May 1971
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:15 O'CLOCK P. M. NO. 26375