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BOOK 1199 PAGE 295

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Henry Bland, Jr. and Bobbie S. Bland

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jack Dale, His Heirs and Assigns,

(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 One Hundred Fifty Dollars (\$ 1,150.00) due and payable on or before six months from the date of this instrument without Interest provided it is paid at maturity; and at the current rate of not less than Six Percent (6%) otherwise.

with interest thereon from date at the rate of Six 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

ALL that lot of land lying and being on the Southeast side of Webster Road, in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 7 on a Plat of the property of E. Godfrey Webster, recorded in Plat Book U, at Page 79, and being more particularly shown on a Plat of the Property of Jack Dale prepared by J. C. Hill, dated March 26, 1959, and, according to said Plat, being more particularly described as follows:

BEGINNING at an iron pin on the Southeast side of Webster Road, at the joint corner of Lot No. 8, which pin is 703.8 feet Northeast of the intersection of said road with Cloverdale Lane, and running thence with the Southeast side of Webster Road, N. 27-03 E. 10.1 feet to iron pin; thence N. 35-33 E. 59.9 feet to iron pin, front corner of Lot No. 6; thence with the line of said Lot, S. 52-57 E. 199 feet to iron pin; thence S. 27-03 W. 60 feet to iron pin, rear corner of Lot No. 8; thence with line of said Lot, N. 55-55 W. 208 feet to the beginning corner.

THIS is a Second Mortgage and Junior in Lien to a Mortgage given to C. Douglas Wilson & Co., dated June 25, 1971, as noted in Mortgage Volume 1193, at Page 543, in the Office of the R. M. C. for Greenville County.

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.