

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C. MORTGAGE OF REAL ESTATE

BOOK 1258 PAGE 519

Nov 29 9 24 AM ALL OTHER THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE

WHEREAS L. C. B. Blankenship, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, a corporation

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of **Nineteen Thousand** Dollars (\$19,000.00) due and payable

in Sixty (60) equal monthly installments of Three Hundred Eighty-Five Dollars and Twenty-Six (\$385.26) Cents each, commencing on the 29th day of December 1972 and on the 29th day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of **8** 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, at the northeastern intersection of Monagham Avenue and Charleston Street, near the City of Greenville, being shown as Lot No. 49 on a plat of the "Property of Victor-Monagham Company, Development No. 1," made by Dalton and Neves, Engineers, in December, 1941, and recorded in Plat Book "M", at page 39, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Monagham Avenue joint front corner of Lots Nos. 48 and 49, and running thence along the common line of said Lots N. 9-00 E. 242.4 feet to an iron pin in the line of said Lot No. 50; thence along the line of said lot, S. 49-10 E. 298 feet to an iron pin on the Northwestern side of Charleston Street; thence along the Northwestern side of Charleston Street S. 40-50 W. 75 feet to an iron pin; thence in a curved line, the chord of which is S. 69-55 W. 43.7 feet to an iron pin; thence along the Northwestern side of Monagham Avenue, N. 81-00 W. 175 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed from Walter Frank Guest and Ernie S. Guest which is recorded simultaneous herewith.

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.