

MORTGAGE OF REAL ESTATE - FILED
STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.
COUNTY OF GREENVILLE JUN 6 12 23 PM '74

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MORTGAGE OF REAL ESTATE

DONNIE S. TANKERSLEY
R.H.C. ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JERRY DeBLACKWELL AND ORA B. BLACKWELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto L. D. HAMBY AND BARBARA T. HAMBY

(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 Twenty Thousand and No/100-----
-----Dollars (\$ 20,000.00) due and payable

216 equal monthly installments of \$162.99 per month commencing on July 1, 1974, and \$162.99 on the 1st day of each month thereafter until paid in full, with the final payment due June 1, 1992.

with interest thereon from date at the rate of Eight & one-half (8 1/2%) 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 Bates Township, and having the following metes and bounds, to-wit:

BEGINNING at a bolt in a center of Shelton Road, S. 2-50 E. 353.9 feet to an iron pin; thence S. 64-22 W. 94.3 feet to an iron pin; thence N. 29-35 W. 356 feet to an iron pin; thence N. 39-55 E. 99 feet to a bolt in center of Shelton Road; thence with the center of Shelton Road, N. 87-10 E. 180 feet to the beginning corner.

This being the same property conveyed to the mortgagors by deed recorded in the RMC Office for Greenville County, in Deed Book 887, at Page 488.

It is expressly agreed and understood that in the event the mortgagors desire to pay the amount of the outstanding indebtedness prior to maturation, that the mortgagors will pay one per cent (1%) penalty on the outstanding indebtedness at the time of completion of the payment on this instrument and the note executed contemporaneously 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.

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