

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Henry Jackson Blackford/ & Sheryl Allen Blackford

(hereinafter referred to as Mortgagor) is well and truly indebted unto Gladys P. Ashley & Joan A. Belcher

(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 SEVEN THOUSAND FIVE HUNDRED ----- Dollars (\$27,500.00) due and payable
\$221.44 on fifteenth day of June, 1975 and a like amount on fifteenth day
of each and every month thereafter until the entire principal sum is paid
in full, said installments to be applied first in payment of interest and
balance to principal
with interest thereon from _____ date at the rate of 8½% 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, the Mortgagee's heirs, 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 the city of Greenville, on the eastern side of Jones Avenue, being shown and designated as Lot No. 13 and the southern half of Lot No. 14 on a plat of W. C. McDaniel property made by Dalton & Neves, Engineers, dated November 1926 and recorded in the RMC Office for Greenville County, S. C. in plat book H at page 102, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Jones Avenue at the joint front corner of Lots Nos. 12 & 13, which point is 63 feet north of the north-east corner of the intersection of Jones Avenue and Carroll Lane, and running thence along the joint line of said lots Nos. 12 & 13, S. 89-03 E. 150 feet to an iron pin, the joint rear corner of Lots # 12 & 13; thence N. 1-18 E. 94.5 feet to an iron pin on the rear line of Lot No. 14; thence running through the center of Lot No. 14, N. 89-08 W. 150 feet to an iron pin on the eastern side of Jones Avenue; thence along the eastern side of Jones Avenue S. 1-18 W. 94.5 feet to an iron pin the point of beginning.

This mortgage is given to secure a portion of the purchase price of the within described property.

Privilege is given to anticipate the whole or any part of the principal sum at any time without penalty.

This mortgage shall not be assumed without express approval of the mortgagee s.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 is 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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