

GREENVILLE CO. S. C.

JUN 25 12 44 PM '75

1342-523

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY } MORTGAGE OF REAL ESTATE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Leroy and Susan Blessingame

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

(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 Two-Thousand and No/100

Dollars (\$ 2,000.00) due and payable
in thirty-six (36) monthly installments in the amount of sixty-nine and
75/100 (\$69.75) Dollars per month

with interest thereon from July 22, 1975 at the rate of 7 & add-on per centum per annum, to be paid:

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, Gantt Township, being shown and designated as Lot No. 37 on a plat of Kennedy Park Subdivision dated September 28, 1964, revised January 28, 1966, made by Piedmont Engineers and Architects and recorded in the RMC Office in Plat Book JJJ, at page 179, being more particularly described as follows: BEGINNING at a corner on the eastern side of Blossom Drive, which corner is common with Lots 36 and 37; thence S 87° 05' E 138.3 feet to a corner; thence S 3° 42' W 139.0 feet to street; thence along an arc, the chord of which is N 62° 01' W 92.3 feet to a point; thence continuing along said street and along an arc, the chord of which is N 31° 24' W 70 feet to a point; thence along said arc, the chord of which is N 14° 38' W 44.1 feet to the beginning corner.

THIS is the same property conveyed to the mortgagors by deed of Henry C. Harding Builders, Inc. dated April 20, 1975 and recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 818, Page 116.

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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 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 free from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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