

FILED
JUL 20 1975

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, I, Helen S. Blackwell

(hereinafter referred to as Mortgagor) is well and truly indebted unto Templar Inc. 105 W. Washington St. Greenville, S.C.

(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 eight hundred eighty seven and

no/100----- Dollars (\$2,887.00) due and payable in forty eight (48) monthly installments. First payment of Sixty Seven (\$67.00) commencing September 6th, 1975, and Sixty Dollars (\$60.00) due and payable on the 5th thereafter of each month until paid in full.

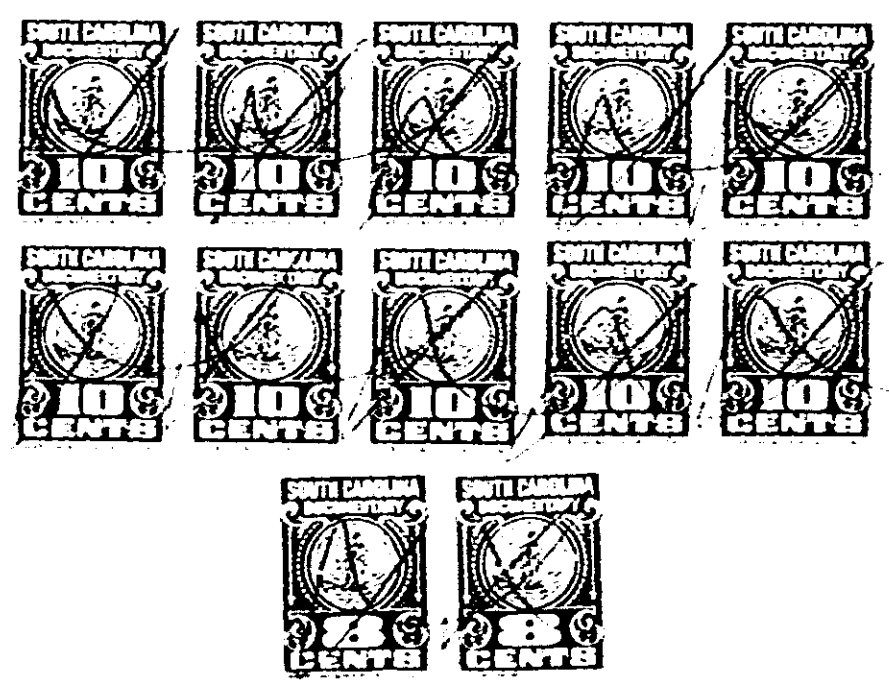
with interest thereon from July 21, 1975 at the rate of 14.70 per centum per annum, to be paid Annually

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, Grove Township, State of South Carolina,

"ALL that certain piece, parcel or lot of land on the West side of the old Grove Road, and containing 1.50 acres, more or less, described as follows: Beginning at a point in the Old Grove Road, corner of property of R.P. Bowen, and running thence with Bowen's line N. 35-25 W. 695.8 feet to an iron pin; thence N. 15-40 W. 100 feet to an iron pin; thence S. 35-25 E. 667.0 feet to an iron pin; thence North 74-20 West 27.1 feet to an iron pin on Grove Road; thence with Grove Road S. 17-40 E. 110 feet to the point of BEGINNING; being the identical property conveyed to Willie Lee Blackwell and Helen S. Blackwell by J. Cleo Ripper by deed dated May 9, 1943, recorded in Book of Deeds, at page, in the office of the Register of Meane Conveyances for Greenville County, South Carolina."



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 throughout and against the Mortgagor and all persons who may lawfully claim the same or any part thereof.

(CONTINUED ON NEXT PAGE)

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