

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLEJUN 16 1 24 PM '76  
DONNIE S. TANKERSLEY  
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

MORTGAGE OF REAL ESTATE

WHEREAS, we, James Carl Blakely and Pearl Agness Surrett Blakely

(hereinafter referred to as Mortgagor) is well and truly indebted unto Violet L. Cook

(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 One Thousand and no/100-----

-----Dollars (\$ 1000.00 ) due and payable  
a cash payment of \$60.00 on March 29, 1975 and a like payment of \$60.00 cash on the 29th day of each and every successive month thereafter until paid in full. Payments shall first apply to interest and then to principal

with interest thereon from March 29, 1976 at the rate of 7½ 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, and Greenville Township, known and designated as lot number 31 on a Plat recorded in the RMC Office in and for Greenville County in Plat Book "A" at Page 307 and being more completely described according to survey and plat made by Terry T. Dill, Reg. C. E. &amp; L. S. No. 104 dated Oct. 2, 1974 with the following metes and bounds to-wit, according to said plat:

BEGINNING on an iron pin on north side of Fortner Street and the east side of Jones Alley intersection and running thence with right of way of east side of Jones Alley N. 13-45 E. 150 ft. to iron pin, joint corner with Lot No. 30; thence S. 77-36 E. 64 ft. to iron pin; thence S. 13-45 W. 150.0 ft. to iron pin on north side of Fortner Street; thence with right of way of Fortner Street N. 76-55 W. 64.0 ft. to iron pin, the beginning corner.

This is the same property as conveyed by deed recorded in RMC Office for Greenville County in Book 878 at Page 576; also in Book 1020 at Page 128.

This property is conveyed subject to all restrictions, right of ways, easements and zoning ordinances of record or on the ground affecting said property.



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