

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

1420 271
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Attorneys-at-Law
P.O. Box 126
Greer, S.C. 29651

WHEREAS, We, Ervin C. Blackwelder and Lois J. Blackwelder

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Grady E. Barrett

(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

----- Dollars (\$5,000.00) due and payable
---Five Thousand and no/100ths-----
in 120 equal monthly installments of \$60.67 each beginning 30 days from date and continuing until principal and interest have been paid in full. Said payment to be applied first to interest, balance to principal. Mortgagor shall have the privilege of anticipation at any time without penalty.

with interest thereon from date at the rate of eight 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 Grove Township, containing 7.75 acres, according to a plat of property of the Estate of Mrs. E. A. Cason, prepared by John C. Smith, Surveyor, dated October 2, 1951, and recorded in the R.M.C. Office for Greenville County in Plat Book DD at Page 185 and having such metes and bounds as appear by reference to said recorded plat.

ALSO, all that lot of land in said State and County adjoining the tract first described and being known and designated as Lot Number 8 on a plat of property of I. H. Moody and Bill Guest, prepared by John C. Smith, Surveyor, dated November, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book S at Page 187 and having such metes and bounds as appear by reference to such recorded plat. Said lot fronts on the northeasterly side of Guest Avenue a total distance of 100.5 feet.

DERIVATION: See deed of Grady E. Barrett to Ervin C. Blackwelder and Lois J. Blackwelder to be recorded of even date herewith in the R.M.C. Office for Greenville County, South Carolina

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JA95 78 1118
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2.5001
1.1201

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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