



MORTGAGE OF REAL ESTATE -

BOOK 1435 PAGE 120

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, George Stephen Blanton and Dixit T. Blanton

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest, Travelers Rest, South Carolina,

(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 Three-Thousand-Nine-Hundred-One-Dollar and 20/100-----

Dollars (\$ 3,901.20) due and payable

in (60) installments of \$65.02 each. Beginning the 15 day of Apr 19 78 and continuing on the same day each month thereafter until paid in full.

with interest thereon from maturity at the rate of 6.0% 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 and designated as "Property of George Stephen Blanton" as shown on a plat recorded in the RMC Office for Greenville County, S.C., in the Plat Book 56, page 58, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the northeasterly corner of Hampton Avenue Extension and Chicora Avenue and running thence with the northeasterly side of said Chicora Avenue N 7-51 W 162.2 feet to an iron pin, the southeasterly corner of Chicora Avenue and Cedar Lane Road (S.C. Highway 183); turning and running thence with said Cedar Lane Road N 84-17 E 124.4 feet to an iron pin; turning and running thence S 7-42 E 109.1 feet to an iron pin; turning and running thence S 1-20 E 133.6 feet to an iron pin on the northly side of Hampton Avenue Extension; turning and running thence with the northerly side of said Hampton Avenue Extension N 60-06 W 137.6 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Estate of J. H. Collins, Sr. and J. H. Collins, Jr. dated 20th day of May, 1974, Recorded in Deed Book 999 at Page 310.



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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 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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