BOOK LEVOU TAGE OF THE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. BENNIE BLASSINGAME AND GLADYS B. BLASSINGAME

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. T. NIX

(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 Ten Thousand Nine Hundred and no/100

Dollars (\$ 10,900.00 - due and payable

in monthly installments of One Hundred Fifteen and no/100 (\$115.00) Dollars commencing February 1, 1979, and One Hundred Fifteen and no/100 (\$115.00) Dollars on the first day of each and every month thereafter until paid in full; Payments to include insurance and taxes,

with interest thereon from date hereon at the rate of Nine (9) per centum per annum, to be paid: Monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mertgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mertgagor may be included to the Mertgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and trolly paid by the Mortgagor at and before the scaling and delivery of these presents, the receipt where it is hereby advanced lead, has granted, hereafted, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, its success reard assigns.

"ALL that certain piece, parcel or lot of land, with all magnetic thereon, or hereafter constructed thereon, situate, hing and being in the State of South Carolina, County of Greenville, near the City of Greenville, on southern side of East South Sixth Street, being shown and designated as Lot Number Four (4) in Section "A", on plat of Woodside Hills subdivision, made by Pickell & Pickell, Engrs., January 14, 1950, recorded in Plat Book "W", pages 111-117, in the R.M.C. Office, and, according to said plat, having the following metes and bounds, to wit:

BEGINNING at point on southern side of East South Sixth Street, joint front corner with Lot No. 3, and running thence S. 15-49 W. 97.3 feet with line of Lot No. 3 to point on a 12-foot alley; thence N. 73-34 W. 76 feet along line of said alley to point, joint rear corner with Lot No. 5; thence N. 15-49 E. 96.4 feet along line of Lot No. 5 to point on East South Sixth Street; thence S. 74-11 E. 76 feet along East South Sixth Street to the point of beginning.

This property is subject to any restrictions or easements that may appear of record on the recorded plat(s), or on the premises.

Derivation: J. T. Nix, Deed Book 1094, Page 216, recorded Bicamber 22, 1918.

SIN P = 0 4. 3 8

3

5

Together with all and singular rights, members, hereditinents, and oppurtenances 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 a attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all s ch 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 lairs, sice stors and assigns, forever.

and the second s

The Mortgagor covenants that it is lawfully scized of the premises hereinabove described in one simple absolute, that it has good right and is lawfully authorized to sell, convey or encomber the same, and that the premises are free and one of all liens and encombrances except as provided herein. The Mortgagor further coverants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof

4328 RV.2

THE REAL PROPERTY.

والمنافقة والمنافقة والمنافقة والمنافقة والمنافقة