

Mortgagee's Address: c/o Mr. Ralph H. McCarter, Rt. 3, Fountain Inn, S. C. 29644
MORTGAGE OF REAL ESTATE—Offices of: Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 11 4 32 PM '81
COMM. CLERK RUSLEY
R.M.C.

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

WHEREAS, Harry L. Blair and Mary D. Blair

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

Sara I. McCarter, Ralph H. McCarter and
George W. McCarter

(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 Forty-Six Thousand Eight Hundred Twelve and 50/100ths-----

Dollars (\$ 46,812.50) due and payable

in full October 15, 1981

with interest thereon from date at the rate of 13% per centum per annum, to be paid: at maturity

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, the Mortgagee's heirs, successors and assigns:

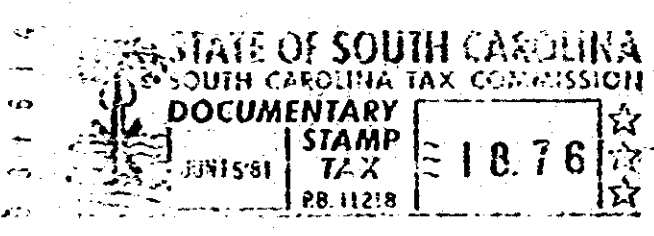
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All that certain piece, parcel or lot of land situate, lying and being in the Town of Fountain Inn, County of Greenville, State of South Carolina shown on a plat of James A. Adams, Surveyor, dated January 29, 1920 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Main Street at the corner of property now or formerly of C. G. Garrett and running thence N. 62 W. 1.41 chains along the northern side of Main Street to an iron pin; thence N. 31 1/4 E. 6.63 chains to an iron pin; thence S. 58 3/4 E. 1.41 chains to an iron pin; thence S. 31 1/4 W. 6.63 chains to the beginning corner and containing .93 acres more or less.

This conveyance is made subject to such matters as would be disclosed by a current accurate survey of the property and a visual inspection thereof, and to applicable zoning laws and ordinances, if any.

The above described property is the same conveyed to the mortgagors herein by deed of Sara I. McCarter, Ralph H. McCarter, George W. McCarter and Elizabeth M. Shell dated June 6, 1981 and recorded herewith in the RMC Office for Greenville County, South Carolina.



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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 is 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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