

1570 437

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

REC'D  
S.C.  
PH 108  
MAY 19 1982  
SHERLEY

MORTGAGE OF REAL ESTATE  
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Blue Ridge Co.

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

The Palmetto Bank, P. O. Box 5473,  
Greenville, SC 29606

(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 Seven Thousand Five Hundred and No/100-----

-----Dollars (\$ 7,500.00 ) due and payable

Sixty payments of \$125.00 to be credited to principal plus accrued interest.  
Said payments commencing 6/19/82 and continuing monthly thereafter. Final maturity of this obligation shall be 5/19/87.

with interest thereon from May 19, 1982 at the rate of Palmetto Bank Prime + 1% 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 Chick Springs Township near the Town of Greer.

BEGINNING at an iron pin on James Street and running thence North 55 feet to an iron pin corner of Rushton, thence with the line of that lot in a westerly direction 193 feet to an iron pin on South Main Street, thence with South Main Street 55 feet to an iron pin on James Street; thence along James Street in an Easterly direction 188 feet to the BEGINNING corner.

This being the same property conveyed to Blue Ridge Co. by deed of James W. Reese executed and recorded of even date herewith.

STATE OF SOUTH CAROLINA  
DEED RECORDS  
RECORDING STAMP  
\$ 03.00  
MAY 20 1982  
1349

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.

4. 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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