

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
AUG 31 4 34 PM '82  
DONNIE TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Joyce L. Blackstone,

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

(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 Six Thousand and No/100-----  
-----Dollars (\$6,000.00 ) due and payable

in one-hundred twenty (120) equal, monthly installments of Eighty-Seven and 83/100 (\$87.83) Dollars each, commencing October 1, 1982, and continuing on the first day of each and every month thereafter until said sum is paid in full,

with interest thereon from date at the rate of 12 1/2 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, shown and designated as Tract 4, 2.0 acres, on a plat entitled "Subdivision for B.K.S., a Partnership", prepared by R. B. Bruce, RLS, dated January 28, 1982, recorded in Plat Book 9-F, at Page 3, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and bottle cap in the center of West Georgia Road, on the northern side, and running thence, S. 81-47 W. 185.6 feet, to a nail and bottle cap in the center of said road; thence turning and running N. 23-16 E. 503.2 feet to an iron pin; thence turning and running along property of B.K.S., a Partnership, S. 88-32 E. 197.3 feet to an iron pin, joint corners with Tract 5 and Tract 6; thence turning and running along the property line of Tract 5, S. 23-16 W. 468.9 feet to the point of beginning.

This is the same property conveyed to Joyce L. Blackstone by deed of B.K.S., a Partnership, dated August 31, 1982, which is being recorded simultaneously herewith in Deed Book 1173, at Page 134.

This mortgage is non-assumable and shall be due and payable upon the real property described herein being transferred out of the name of Joyce L. Blackstone in any manner whatsoever.

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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 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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