

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OCT 20 10 53 AM '82
BONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, I, Alfred B. Blake

(hereinafter referred to as Mortgagor) is well and truly indebted unto Richard C. Rountree
109 Fishbrook Way, Route 1
Simpsonville, S.C. 29681

(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 Eight Thousand and no/100-----

Dollars (\$ 8,000.00) due and payable

with interest thereon from date at the rate of 18 per centum per annum, to be paid:
As per the terms of said note.

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:

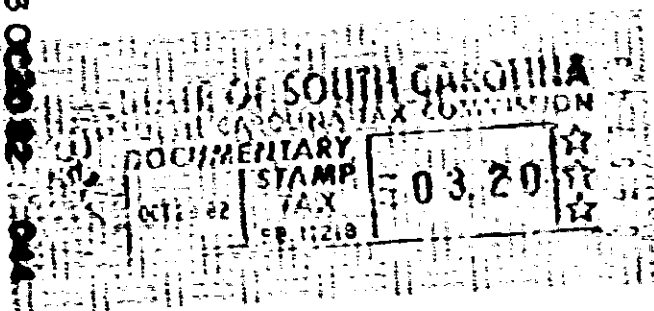
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville and being further described as follows:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lot No. 103, Pine Forest, as shown on a plat prepared by Dalton and Neves dated August, 1959, recorded in the R.M.C. Office for Greenville County in Plat Book QQ at pages 106 and 107 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northwestern side of Mapleton Drive at the joint front corner of Lots Nos. 103 and 104 and running thence with the line of Lot No. 104 N. 26-30 W. 138 feet to an iron pin at the joint rear corner of Lots Nos. 54, 55, 103 and 104; thence with the rear line of Lot No. 55, S. 63-30 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 55, 56, 102 and 103; thence with the line of Lot No. 102, S. 26-30 E. 138 feet to an iron pin on the northwestern side of Mapleton Drive; thence with the northwestern side of Mapleton Drive, N. 63-30 E. 100 feet to the point of beginning;

This is that property inherited by mortgagor as one of several heirs from Esther Blake Fleming who died intestate December 1, 1980, where estate is probated in Apt. 1637, file 20 in the records of the Probate Court for Greenville County, South Carolina. The remaining heirs conveyed their interest to Mortgagor by deeds dated in July of 1981 and recorded in the R.M.C. Office for Greenville, South Carolina, in Deed Book 1163 at pages 584, 585, 586, 587, and 588.

This is a second mortgage junior to that of First Federal Savings and Loan Association is recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1005 at page 395.



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 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.