

GEORGIA
STATE OF GEORGIA
COUNTY OF DEKALB

FILED
GREENVILLE
APR 7 12 44 PM '83
DONNIE S. STANLEY
R.M.C.

1801 153

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, GERALD A. BLONDER and DAVID BERKMAN

are
hereinafter referred to as Mortgagor) and well and truly indebted unto F. SMITH PRUITT; FIRST NATIONAL BANK OF SOUTH CAROLINA, TRUSTEE under Agreement with F. Smith Pruitt; FIRST NATIONAL BANK OF SOUTH CAROLINA, TRUSTEE under Agreement with James Pruitt; and PATRICK M. PRUITT, whose address is 114 West Orr Street, Anderson, S. C. 29622
the transfer 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

TWO HUNDRED TEN THOUSAND AND NO/100THS-----Dollars (\$210,000.00) due and payable

with interest thereon from the date hereof at the rate of ten per centum per annum, to be paid in two annual installments as provided in said note. The final payment is due April 6, 1985.

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 permitted hereby

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 more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

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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 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, its heirs, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof, except for all liens and encumbrances as herein provided on Exhibit "B" attached hereto and by this reference made a part hereof.

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