

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE, S. C.  
MAY 25 2 54 PM '83  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN.  
DONNIE S. WILKINSLEY  
R.M.C.

BOOK 1608 PAGE 47

WHEREAS, Marvin Richard Blair and Barbara Garrett Blair  
(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 **Nine Thousand Four Hundred Thirty-eight and 70/100**  
Dollars (\$ 9,438.70 ) due and payable

according to the terms of a note executed of even date and made a part hereof by reference.

with interest thereon from ----- at the rate of ----- per centum per annum, to be paid

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:

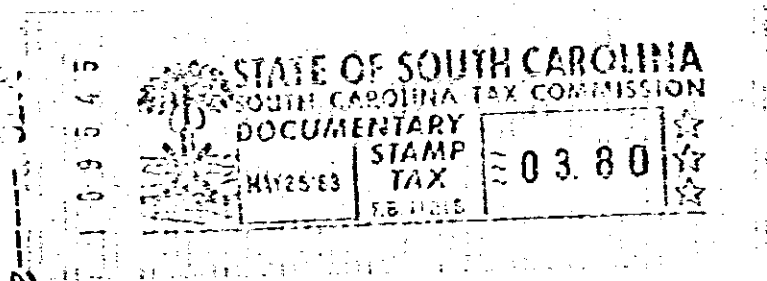
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township and having the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the eastern edge of Geer Highway, thence N. 21-15 W. 145.2 feet to an iron pin; thence along the said Geer Highway, N. 11-10 W. 165.4 feet to an iron pin; thence N 89-30 E. 277 feet to an iron pin; thence S. 1-45 W 210 feet following the meanderings of a branch with said branch being the property line, thence to an iron pin; thence S. 65-10 W. 216.5 feet to the beginning.

This conveyance is made subject to any and all existing and recorded easements, rights-of-way, restrictions and zoning ordinances affecting said property.

This being the same property conveyed to the mortgagors herein by deed of Bruce Allen Betzer, et al. recorded in the RMC Office for Greenville County in Deed Book 1121, Page 536 on March 4, 1980.

"At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any reason 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 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 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.