

~~MAKING~~ ~~GREENVILLE~~ MAR 21 1983 FILED
GREENVILLE S.C.
STATE OF SOUTH CAROLINA AUG 9 4 54 PM '83
COUNTY OF GREENVILLE DONALD S. HESLEY
R.M.C.

1620 325

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

WHEREAS, HUBERT G. FARR AND MARCIA BLACK

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. G. BLAIR & Hester B. Blair

(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 Fifty-three Thousand and no/100's -----
----- Dollars (\$ 53,000.00) due and payable

with interest thereon from date at the rate of ten (10) per centum per annum, to be paid: according to 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, Greenville Township, known and designated as Lot #9, Block G, of the O. P. Mills property as shown by Plat recorded in the Office of R.M.C. for Greenville County in Plat Book "F" at Page 171, and more particularly described as follows:

BEGINNING at an iron pin on the south side of Mills Avenue at corner of Lot #7 235.3 feet west from the intersection of Mills Avenue and Mission Street and running thence along the south side of Mills Avenue S. 45-27 W. 60 feet to iron pin at corner of Lot #11; thence along line of Lot #11 S. 44-33 E. 180 feet to 16 feet alley; thence along said alley N. 45-27 E. 60 feet to iron pin at rear corner of Lot #7; thence along line of Lot #7 N. 44-33 W. 180 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by Deed of J. G. Blair, of even date, to be recorded herewith.

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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 Mortgagee covenants that it is lawfully seized of the premises herein above described in fee simple absolute, that it has good right and is lawfully authorized to well, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, free and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

RECORDED

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