

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
AUG 16 4 01 PM '83

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, James Gordon Blair and Hester B. Blair,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Irene B. Owens

(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 Twenty-Three Thousand Two Hundred Fifty and No/100----- Dollars (\$23,250.00) due and payable in the following manner, to-wit: \$10,000.00 on October 15, 1983; \$500.00 on November 15, 1983; \$500.00 on December 15, 1983; \$500.00 on January 15, 1984; \$500.00 on February 15, 1984; \$500.00 on March 15, 1984, with balance due on April 15, 1984, with the right to anticipate payment in full or in part,

with interest thereon from date at the rate of ten (10%) centum per annum, to be paid: with each monthly payment.

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 Mortgagee 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 Greenville Township, on the northern side of Mills Avenue (now Marue Drive), near the City of Greenville, being shown as Lot 11 on a plat of F. H. Earle property, recorded in Plat Book 2, at Page 191, and described as follows:

BEGINNING at an iron pin on the northern side of Mills Avenue (now Marue Drive), 310 feet east from Wallace Street, at the corner of Lot 12, and running thence with the line of said lot, N. 17-52 W. 133.2 feet to an iron pin in the corner of Lot 15; thence with the line of said lot, N. 48-53 E. 81.6 feet to the corner of Lot 10; thence with the line of said lot, S. 17-52 E. 165.4 feet to an iron pin on Mills Avenue (now Marue Drive); thence with the northern side of said Avenue (now Drive), S. 72-08 W. 75 feet to the beginning corner.

This is the same property conveyed to the mortgagors herein by deed dated August 16, 1983, and recorded simultaneously herewith in Deed Book 1194, at Page 529.

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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