MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINGES TO SOUTH CAROLINGES

MORTCAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERNA

WHEREAS, Douglas Greene and Shirley V. Greene

(hereinafter referred to as Mortgagor) is well and truly indebted unto Horace Blackwell

(hereinaster 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 Thousand and No/100-----

\_\_\_\_\_\_Dollars (\$ 50,000.00 ) due and payable

as provided for in Promissory Note executed of even date herewith, the terms of which are incorporated herein by reference thereto.

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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, the Mortgagee's heirs, 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.

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the northeast side of Sumter Street and having, according to a plat prepared by W. J. Riddle, dated September 9, 1949, the following metes and bounds, to-wit: BEGINNING at a stake in the center of Sumter Street, joint corner of property now or formerly owned by Nannie Ross and running thence N.48-45 E. 332 feet to Union Bleachery property; thence N.80-46 E. 206 feet; thence S.81-49 E. 208 feet; thence S.61-45 W. 553 feet to a point in the center of Sumter Street; thence with the center of said Street, N.41-15 W. 130 feet to the beginning corner.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northeast side of Sumter Street and being shown on a plat of the property of Nannie Ross made by W. J. Riddle, dated September, 1950, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the northeast side of Sumter Street at the corner of property now or formerly belonging to Aaron Lee Morgan and running thence along the line of that property N.48-45 E. 332 feet to a stake on the line of property now or formerly of Union Bleachery; thence along the line of that property, S.80-46 W. 169.7 feet to a stake; thence continuing with the line of that property, N.50-40 W. 12 feet to a stake; thence along the line of property now or formerly of Nannie Ross, S.48-45 W. 188 feet to an iron pin on the northeast side of said Sumter Street; thence along the northeast side of said Street, S.41-15 E. 104.6 feet to the beginning corner.

ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, located near the Union Bleachery and being known and designated as Lot No. 1 of property of Nannie Ross as shown on plat made by W. J. Riddle, Surveyor, dated August, 1950, and recorded in the RMC Office for Greenville County and having the following metes and bounds, to-wit: BEGINNING at an iron pin on County Road at a 20' road and running thence along said County Road, N.41-15 W. 75 feet to an iron pin in said County Road; thence running along the joint line of property of Nannie Ross and Aaron Lee Morgan, N.61-25 E. 342.6 feet to an iron pin in 20' road; thence running along said Road, S.48-45 W. 334.3 feet to an iron pin in said County Road, the beginning corner.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Bud Young, Jr. recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is: Route 5, Greenville, S. C. 29609

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 is 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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