

GREENVILLE COUNTY S.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Jack O. Blakley, Jr. and**

Nancy R. Blakley

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C.** (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

Thirty-Five Thousand and No/100-----

DOLLARS (\$ 35,000.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on

August 1, 2003, and

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 purpose;

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** being shown as **Tract No. 5 of plat of property of FERGUSON ESTATES, prepared by J. L. Montgomery, III, R.L.S., dated April 5, 1976, and recorded in the RMC Office for Greenville County, in Plat Book 5-P at page 42, and having, according to said plat, the following metes and bounds, to-wit:**

BEGINNING AT an iron pin near the Southerly edge of an eighteen foot paved road known as S.C. Highway 84, at the joint corner of property now or formerly of Frank J. Fowler, and running thence with said paved road, N. 20-15 W., 359.82 feet to a point in center of said road, which point is located N. 70-48 E., 14.95 feet from iron pin on the Southerly side of said road, at the joint front corner of Tracts Nos. 4 and 5; thence with the joint line of said tracts S. 70-40 W., 430 feet to a point; thence continuing with the joint line of tracts No. 4 and 5, S. 36-03 W., 526.2 feet to a point on line of property now or formerly of James Estate; thence with said James line S. 12-18 W., 212.3 feet to an old iron pin and stone in line of property now or formerly of Jack M. Clark; thence with said Clark line and line of property, now or formerly of Frank J. Fowler, N. 73-15 E., 1057.32 feet to the beginning corner, containing 6.77 acres, more or less.

This conveyance is made subject to the restrictive and protective covenants affecting **FERGUSON ESTATES**, said Restrictive and Protective Covenants being recorded in the RMC Office for Greenville County in Deed Volume 1044 at page 907.

This being a portion of the same property conveyed to the Mortgagors herein by deed of **T. C. Ferguson and Lila Mae Ferguson** dated March 10, 1977, recorded March 17, 1977 in Deed Volume 1052 at page 911 in the RMC Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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STATE OF SOUTH CAROLINA

NOTARY PUBLIC

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