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DONNIE S. TANKERSLEY
R.H.C.

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MORTGAGE

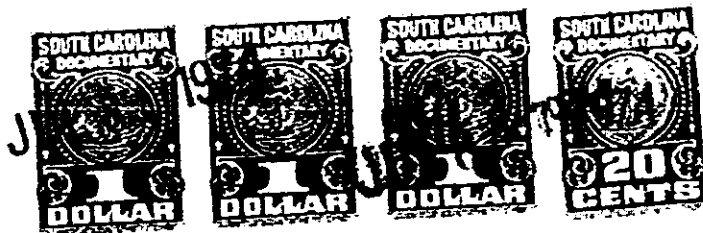
THIS MORTGAGE is made this 8th day of July, 1974,
between the Mortgagor, Helen Virginia Blackwell

(herein "Borrower"),
and the Mortgagee, Home Building and Loan Association, a corporation organized and existing
under the laws of South Carolina, whose address is 208 East First Avenue, Easley, South Carolina
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand & 00/100
(\$8,000.00) Dollars, which indebtedness is evidenced by Borrower's note of
even date herewith (herein "Note"), providing for monthly installments of principal and interest,
with the balance of the indebtedness, if not sooner paid, due and payable on

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to
protect the security of this Mortgage, and the performance of the covenants and agreements of
Borrower herein contained, and (b) the repayment of any future advances, with interest thereon,
made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"),
Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns
the following described property located in the County of Greenville, State of
South Carolina:

"ALL that certain piece, parcel or lot of land situate, lying and being in the State
of South Carolina, County of Greenville, in Grove Township, on the West side of the
old Grove Road, and containing 1.50 acres, more or less, described as follows: BEG-
INNING at a point in the old Grove Road, corner of property of R. P. Bowen, and run-
ning thence with Bowen's line N 85-25 W 695.8 feet to an iron pin; thence N 15-40 W
100 feet to an iron pin; thence S 85-25 E 667.0 feet to an iron pin; thence North 74-20
E 27.1 feet to an iron pin on Grove Road; thence with Grove Road S 15-40 E 110 feet to
the point of BEGINNING; being the identical property conveyed to Willie Lee Blackwell
and Helen S. Blackwell by J. Cleo Roper by deed dated May 8, 1963, recorded in Book
of Deeds at page in the office of the Register of Mesne Conveyance for Greenville
County, South Carolina."



To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with
all the improvements now or hereafter erected on the property, and all easements, rights, appur-
tenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water
stock, and all fixtures now or hereafter attached to the property, all of which, including replacements
and additions thereto, shall be deemed to be and remain a part of the property covered by this Mort-
gage; and all of the foregoing, together with said property (or the leasehold estate in the event this
Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the
right to mortgage, grant and convey the Property, that the Property is unencumbered, and that
Borrower will warrant and defend generally the title to the Property against all claims and demands,
subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title
insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness
evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future
Advances secured by this Mortgage.