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MORTGAGE

THIS MORTGAGE is made this 25th day of January, 1979, between the Mortgagor, Ruth M. Blackston and Billie Elizabeth Blackston (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

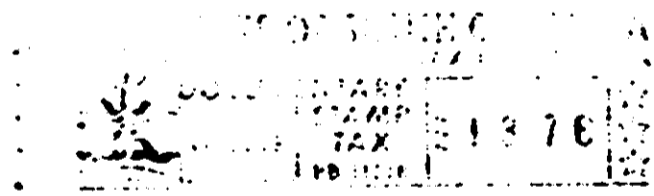
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-four thousand three hundred fifty Dollars, which indebtedness is evidenced by Borrower's note dated January 25, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2009

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 Greenville County, South Carolina, being shown and designated as Lot 13 on a Plat of FARMINGTON IV Subdivision, recorded in the RMC Office for Greenville County in Plat Book 6-H, at Page 13 (also see Plat Book 6-R, Page 47), and having, according to a more recent survey by Arbor Engineering, dated January 22, 1979, the following metes and bounds:

BEGINNING at an old iron pin on the northern side of Shubuta Court, joint front corner of Lots 13 and 14, and running thence with the common line of said Lots, N 9-46 W, 151.77 feet to an old iron pin; thence with the rear line of Lot 13, N 54-39 E, 79.34 feet to an old iron pin; thence with the common line of Lots 12 and 13, S 8-06 E, 115.43 feet to an old iron pin; thence continuing with the common line of Lots 12 and 13, S 44-32 E, 58.77 feet to an old iron pin on the northern side of Shubuta Court; thence with the curve of Shubuta Court, the chord of which is S 67-50 W, 104.14 feet to an old iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Charles B. Brown dated January 25, 1979, to be recorded simultaneously herewith.



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which has the address of 10 Shubuta Court, Greenville, S. C. 29611 (herein "Property Address");

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, appurtenances, 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 Mortgage; and all of the foregoing, together with said property (or the leasehold estate if 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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