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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

VOL 1407 PAGE 36

MORTGAGE

THIS MORTGAGE is made this 18th day of May, 1979, between the Mortgagor, Fred A. Blackwell, Sr., (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").

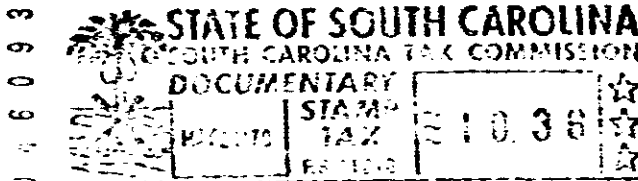
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand Nine Hundred and No/100 (\$25,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 18, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 the State of South Carolina County of Greenville, Town of Simpsonville Austin Township, being known and designated as Lot No. 233 as shown on plat entitled Westwood South Subdivision, Section 1, Sheet 1, made by Piedmont Engineers Architects & Planners on June 14, 1978, which plat is recorded in the RMC Office for Greenville County, S. C., in Plat Book 6H at Page 56, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the North East side of Ashdown Drive at the joint front corner of Lots. No. 233 and 234 and runs thence along the line of Lot No. 234 N. 60-54 E. 187.4 feet to an iron pin; thence S. 53-07 E. 20.0 feet to an iron pin; thence S. 47-55 E. 30.0 feet to an iron pin; thence along the line of Lot No. 232 S. 48-35 W. 185.47 feet to an iron pin on the North East side of Ashdown Drive; thence along said drive N. 44-59 W. 49.0 feet to an iron pin; thence continuing along said drive N. 33-27 W. 41.0 feet to the beginning corner.

This being the same property conveyed to the mortgagor by deed of even date to be recorded herewith. from Artistic Builders Inc.



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which has the address of 109 Ashdown Drive Simpsonville, South Carolina 29681 (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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