

FILED
GREENVILLE CO. S. C.
JUN 21 10 27 AM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 20th day of June, 1979, between the Mortgagor, Francis J. Blackwell and Shelia G. Blackwell, (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").

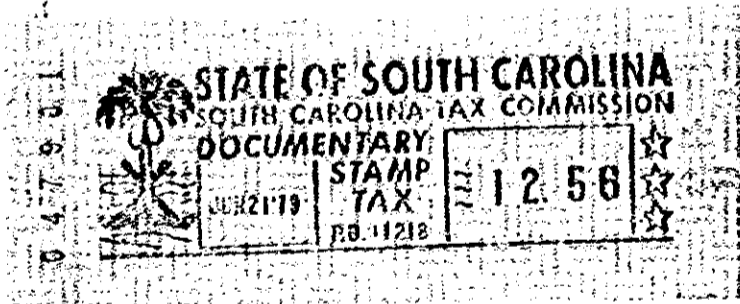
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-One Thousand Four Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2010.....;

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 parcel or lot of land situated on the Western side of Blackwell Drive in the Village of Tigerville, Highland Township, Greenville County, State of South Carolina, and being Lot 25 and 42 on a plat of property of North Greenville Jr. College prepared by Terry T. Dill, Registered C. E., recorded in Plat Book TTT, at Page, 45, R. M. C. Office for Greenville County, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Blackwell Drive, joint front corner of Lot 24 and 25, and running thence with the line of Lot 24, S. 50-35 W. 400 feet to an iron pin on Roe Drive; thence N. 39-25 W. 125 feet to an iron pin; thence N. 30-35 E. 400 feet to an iron pin on Blackwell Drive; thence along said Drive, S. 39-25 E. 125 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors by deed of Conya J. Blackwell on April 30, 1979, and recorded in the R. M. C. Office for Greenville County in Deed Book 1101, at Page 503.



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which has the address of Blackwell Drive Tigerville,
(Street) (City)
South Carolina 29688 (herein "Property Address");
(State and Zip Code)

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 seised 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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