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MORTGAGE

THIS MORTGAGE is made this 3rd day of June 1981, between the Mortgagor, Joseph J. Blake, Jr. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand Seven Hundred Fifty and No/100 (\$36,750.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 3, 1981 (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, 2011

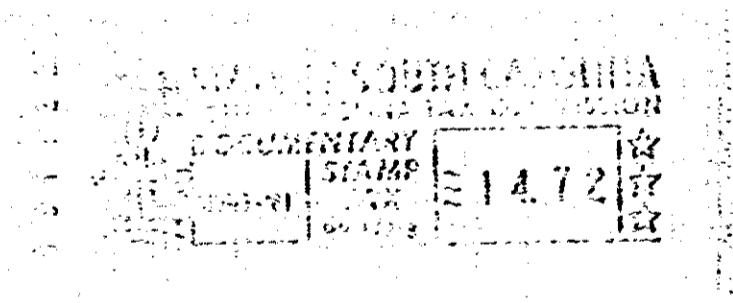
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville on the Southern side of Riverside Drive, being known and designated as Lot 23 on a plat of property of Abler & Rasor recorded in the RMC Office for Greenville County, South Carolina, in Plat Book E, at Page 153 and according to a more recent survey prepared by Freeland & Associates entitled "Property of Joseph J. Blake, Jr.", dated June 1, 1981, having the following metes and bounds, to-wit:

BEGINNING at an old iron pin on Riverside Drive at a point approximately 312 feet from Ridge Drive and running thence S. 18-43 E. 173.65 feet along the line of Lot 22 to an old iron pin; thence turning and running along the line of Lot 46 S. 68-27 W. 76.24 feet to a fence corner; thence turning and running along Lot 24 N. 17-58 W. 172.19 feet to an old iron pin on Riverside Drive; thence turning and running along Riverside Drive N. 67-13 E. 74.05 feet to the point of beginning.

This being the same property conveyed to Joseph J. Blake, Jr., by deed of Benjamin T. Rook and Rebecca M. Rook dated June 3, 1981 and recorded June 3, 1981, in the Greenville County RMC Office in Deed Book 1149, at Page 233.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.



which has the address of 36 Riverside Drive Greenville, South Carolina 29605 (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 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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