



MORTGAGE

THIS MORTGAGE is made this 16th day of June 1981 between the Mortgagor, Wayne J. and Brenda L. Blackwell (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 seven thousand seven hundred thirty four and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 16, 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 August 1, 1986

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 in Chick Springs Township, County of Greenville, State of South Carolina, located about two miles south from Greer, S.C., and being shown and designated as all of Lot No. 15 on plat of property made for Mrs. Euba G. Holliday, by J.Q. Bruce surveyor, dated 3-21-61, and recorded in plat Book "GGG" page 442 and also Plat Book "SSS at page 208, RMC Office for said County and State, and having the following courses and distances according to said plat, to-wit:

BEGINNING on a new road at corner of Keith Vaughn lot and running along the rear line of Vaughn property 177 feet to point on line of Lot No. 14; thence with the line of Lot No. 14 119.4 feet to the southern side of another road, joint corner of Lots Nos. 14 and 15; thence 175.7 feet along southern side of road to first mentioned road; thence along road 105 feet to corner of Vaughn property and beginning corner. This being that same property conveyed to grantors by deed recorded in Deed Book 872 at page 500, dated July 24, 1969.

ALSO, ALL that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located just off Hammett Bridge Road, and Henderson Circle on the southern side of a dirt street (nowor formerly) and being a 30 feet strip from the western side of Lot No. 14 as shown on plat mentioned above and having according to said plat:

BEGINNING at an iron pin on the southern side of a dirt road at the rear corner of Lot No. 15 and front corner of Lot No. 14 and running thence S. 45-00 E. 203.8 feet along the rear line of Lot No. 15 and Keith Vaughn Lot to an iron pin at the rear corner of Lot No. 18; thence N. 59-48 E. 30 feet to new corner in line of Lot No. 18; thence a new line N. 45-00 W. 205 feet, more or less, to a new corner on the southern side of said dirt street; thence along the southern side of dirt street, S. 54-25 W. 30 feet to beginning corner. This being that same property conveyed to grantors by deed recorded in Deed Book 873 at Page 189, dated July 31, 1969.

This is the same property conveyed by deed of Donnie J. Dill and Barbara P. Dill, by deed dated and recorded April 8, 1976 in the RMC Office for Greenville County in Volume 1034 Page 357.

which has the address of Route 8, Box 195, Greer, South Carolina 29651 (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.

REC'D - JUN 26 1981 1157

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