

FILED 10698
CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

BOOK 1592 PAGE 951

MORTGAGE

THIS MORTGAGE is made this 25th day of January 1983, between the Mortgagor Thomas Harold Blackwell and Rosemary B. Blackwell (herein "Borrower"), and the Mortgagee, WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 206 South Main Street, Woodruff, S. C. 29388 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTEEN THOUSAND AND NO/100 (\$13,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 25, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1998

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 and County aforesaid, on the southern side of Mimosa Street, being known and designated as Lot No. One Hundred Twelve (112) as shown on plat of Heritage Hill prepared by Piedmont Engineers & Architects, dated May 26, 1964, which plat is recorded in the R.M.C. Office for said County in Plat Book YY at page 187, and being more particularly described according to said plat as follows: Beginning at an iron pin on the southern side of Mimosa Street, joint front corner of Lots Nos. 112 and 113, and running thence with the southern side of Mimosa Street N. 77-00 W. 110 feet to an iron pin on the southern side of Mimosa Street, joint front corner of Lots Nos. 111 and 112; thence with the joint line of said last two mentioned lots S. 8-15 W. 163.6 feet to an iron pin, joint rear corner of said last two mentioned lots; thence with the line of Lot No. 115 S. 76-30 E. 95 feet to an iron pin, joint rear corner of said Lots Nos. 112 and 113; thence with the joint line of said last two mentioned lots N. 13-33 E. 163.7 feet to the point of beginning. For a more particular description, reference is hereby specifically made to the aforesaid plat. This is the same property conveyed to Warren W. Harvey and Laura J. Harvey by William H. Riordon, Jr., and Elizabeth L. Riordon by deed recorded in said Office on October 24, 1977, in Deed Book 1067 at page 264, and the same property conveyed to the Mortgagors herein by Warren W. Harvey and Laura J. Harvey by deed to be recorded forthwith in said Office.

STATE OF SOUTH CAROLINA
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which has the address of _____ (Street) _____ (City) S. C. _____ (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 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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