

FILED
GREENVILLE S.C.
APR 20 4 44 PM '83
DONNIE S. TANNER SLE
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 9th day of February 1983, between the Mortgagor, George R. Blackwell and Jean S. Blackwell (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 2,660.08 which indebtedness is evidenced by Borrower's note dated February 9, 1983 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on February 10, 1988;

TO SECURE to Lender 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, 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 136 of a subdivision known as Colonial Hills, Section 3 as shown on plat thereof being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BBB, Page 91, and having the following metes and bounds, to-wit:

Beginning at an iron pin at the joint front corner of Lots 135 and 136 on the northern side of Ardmore Drive and running thence with the joint line of said lots, N 11-44 W 185.0 feet to an iron pin, joint rear corner of Lots 135 and 136; thence with the rear line of Lots 121 and 120, S 67-29 W 101.4 feet to an iron pin, joint rear corner of Lots 136 and 137; thence with the joint line of said lots, S 15-00 E 170.0 feet to an iron pin on the northern side of Ardmore Drive; thence with the northern side of Ardmore Drive, N 75053 E 90.0 feet to the point of beginning.

Derivation: This being the same property conveyed to Mortgagor by deed of Fred E. Ensley, Jr. and Yvonne O. Ensley, dated October 31, 1977, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1067, Page 619, on October 31, 1977.



which has the address of 11 Ardmore Drive, Taylors, South Carolina 29687 (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 and rents, all of which 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 hereinafter 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, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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