

GREENVILLE R.M.C. FILED  
APR 21 9 10 AM '83  
DONNIE S. JAMMERSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 15th day of April 1983, between the Mortgagor, Joyce Putnam Blackstock (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

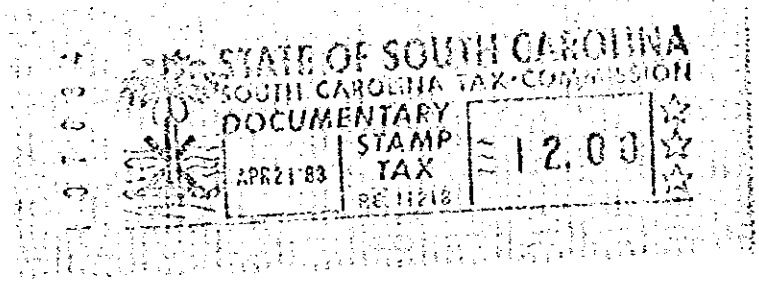
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and no/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 12, 1983;

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 lying and being the County of Greenville, State of South Carolina, on the East side of Augusta Street, being known and designated as Lot No. 4 on plat of property of Parish and Gower, and recorded in the R.M.C. Office for Greenville County in Plat Book E, at Page 136, and being more particularly described on plat of R. E. Dalton, April 10, 1944 as follows:

BEGINNING at a stake on the East side of Augusta Street, the stake is 435.3 feet Southeast of the Southeastern corner of Prentiss Avenue and Augusta Street, S 47-53 E. 60 feet; thence with the line of Lot 5, N. 42-07 E. 168.7 feet to an iron fence post on a 15-foot alley; thence with said alley, N. 53-03 W. 60.2 feet to an iron fence post; thence with the line of Lot 3, S. 42-07 W. 163.4 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein be deed of Preston C. Blackstock and Margaret P. Blackstock recorded on August 6, 1970 in Deed Book 895 at Page 469 in the RMC Office for Greenville County.



which has the address of 1407 Augusta Street 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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