

File
JUL 12 1983
10:00 AM

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MORTGAGE

THIS MORTGAGE is made this 11th day of July, 1983, between the Mortgagor, Jones David Blackwell

, (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, who address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand One Hundred Sixty-Seven and 88/100 dollars, which indebtedness is evidenced by Borrower's note dated July 11, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable ~~in~~ in accordance with terms as therein contained.

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 parcel or lot of land situate on the northeast side of the Campbell's Mill Road about two (2) miles westward from Tigerville, Saluda Township, Greenville County, State of South Carolina, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the northeast side of the Campbell's Mill Road about 1,500 feet north from Highway No. 414 and running thence along Road N. 60-50 W. 200 feet to point in Road; thence over iron pin at 25; N. 29-10 E. 217.8 feet to an iron pin; thence S. 60-50 E. 231.9 feet to iron pin; thence S. 37-30 W. 218 feet to the beginning corner.

Being the same property conveyed to the Mortgagor, Jones David Blackwell, by deed of Hugh Hawkins Donnan dated July 1, 1960, and recorded in the RMC Office for Greenville County on July 12, 1960, in Deed Book 654 at page 321.

RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, ON JULY 12, 1983, AT 10:00 AM. STATE OF SOUTH CAROLINA. COUNTY OF GREENVILLE. DEED BOOK 654, PAGE 321.

which has the address of Route 1, Travelers Rest, South Carolina 29690 (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 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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