

Domestic, States are figured on the amount financed \$ 10,000.00

MORTGAGE

THIS MORTGAGE is made this 28th day of June 1983, between the Mortgagor, Ben T. Blackstone and Barbara J. Blackstone (same as Barbara W. Blackstone (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 Sixteen Thousand One Hundred Ninety One Dollars & No Cents Dollars, which indebtedness is evidenced by Borrower's note dated June 28, 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 July 5, 1990

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 on the eastern side of Luray Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 4 on a Plat of RICHMOND HILLS, No. 6, prepared by Jones Engineering Service on April 3, 1974, and recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 44, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Luray Drive, joint front corner of Lots 4 and 5, and running thence with the common line of said Lots, S 67-50 E, 150 feet to an iron pin; thence N 21-48 E, 96 feet to an iron pin, joint rear corner of Lots 3 and 4; thence with the common line of said Lots, N 67-50 W, 150 feet to an iron pin on the eastern side of Luray Drive; thence with the said Luray Drive, S 22-10 W, 96 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

This is that same property conveyed by deed of Calvin N. Cox to Ben T. and Barbara W. Blackstone, dated 8-17-76, recorded 8-18-76, in volume 1041 at page 408 of the RMC Office for Greenville County, S.C.

which has the address of 14 Luray Drive Greenville South Carolina 29609 (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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