



MORTGAGE

THIS MORTGAGE is made this 28th day of June 1983, between the Mortgagor, Jackson N. Blackstone and Sherry M. Blackstone (Same as Jack N. 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 Three Hundred Eleven Dollars & Ninety Six 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 in Greenville County, State of South Carolina in Paris Mountain Township, being known and designated as Lot No. 5 on Plat of Property of J.T. Blakely, prepared by Carolina Engineering & Surveying Co. on October 11, 1966, and recorded in the RMC Office for Greenville County, S.C. in Plat Book NNN, at Page 109, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Portsmouth Drive at the joint front corner of Lots Nos. 4 and 5 and running thence along the joint line of Lots Nos. 4 and 5, S 54-37 W, 201.4 feet to an iron pin; running thence along the joint line of Lots 5 and 6, N 54-58 W, 50.9 feet to an iron pin; and running thence along the rear lot line of Lots Nos. 4, 5, and 6, Section Two (2), Richmond Hills, N 29-15 E, 241.1 feet to an old iron pin on the Southwestern side of Portsmouth Drive; thence running along the Southwestern side of Portsmouth Drive, S 35-23 E, 150 feet to the beginning corner.

This property is conveyed subject to all restrictions, easements, and zoning ordinances of record or on the ground affecting said property.

This is that same property conveyed by deed of James Douglas Cox to Jack N. & Sherry M. Blackstone, dated 5-4-79, recorded 5-4-79, in volume 1101 at page 807 of the RMC Office for Greenville County, S.C.

which has the address of 407 Portsmouth Drive Greenville, South Carolina 29609 (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 unincumbered, 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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