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GREENVILLE  
AUG 29 9 58 AM '83  
DONNIE R.M.C. BLANEY

First Federal of South Carolina  
Post Office Box 408  
Greenville, South Carolina 29602

BOOK 1823 PAGE 50

# MORTGAGE

THIS MORTGAGE is made this 14th day of July, 1983, between the Mortgagor, Theodore A. Blaney and Millie A. Blaney, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$10,847.60 (Ten Thousand Eight Hundred Forty Seven and 60/100 Dollars), which indebtedness is evidenced by Borrower's note dated July 14, 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 30, 1991.....;

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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, being known and designated as Lot 135, Swindon Court, as shown on a Plat of Kingsgate Subdivision, made by Piedmont Engineers and Architects, recorded in the R.M.C. Office for Greenville County in Plat Book WWW, Pages 44 and 45, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern edge of Swindon Court, at the joint front corners of Lots 135 and 133 and running along the joint line of said Lots, S.20-19 E., 125.0 ft. to an iron pin at the joint rear corners of Lots 135 and 134; thence along the joint line of Lots 135 and 134, S. 65-95 W., 140.0 ft. to an iron pin on Tiverton Drive; thence with the Eastern edge of Tiverton Drive, N. 20-19 W., 100 ft. to an iron pin at the intersection of Tiverton Drive and Swindon Court; thence with the curve of said intersection of Tiverton Drive and Swindon Court, the chord being N. 22-49 E., 36.6 ft. to an iron pin on the Southern edge of Swindon Court; thence with the Southern edge of Swindon Court, N. 65-47 E., 115.0 ft. to an iron pin being the point of beginning.

Harold Pittman and Beverly C. Pittman conveyed lot 135 to Theodore A. Blaney by deed dated 02/21/74 and recorded 02/28/74 in deed book 994 at Page 487. Theodore A. Blaney convey 1/2 interest to Millie Ann S. Blaney by deed dated 09/29/76 and recorded 10/01/76 in deed book 1043 at Page 836.

This is a second mortgage and is Junior in Lien to that mortgage executed by Theodore A. Blaney and Millie A. Blaney which mortgage is recorded in RMC Office for Greenville County on 10/12/72 in Book 1253 at Page 138.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
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which has the address of 2 Swindow Court, King Gate Estates, Greenville, (City)  
S.C. 29615 (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 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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