

NOV 15 2 01 PM '83

JOURNAL: HERSLEY R.H.C.

MORTGAGE

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THIS MORTGAGE is made this 14th day of November 1983, between the Mortgagor, P. Carlton Blackburn and Lucy C. Blackburn (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, F. S. B., 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 Sixty-two thousand four hundred and no/100ths (\$62,400.) Dollars, which indebtedness is evidenced by Borrower's note dated November 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 December 1, 2013.

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 situate, lying and being in the County of Greenville State of South Carolina, on the eastern side of Phillips Lane, being shown and designated as Lot No. 8, as shown on plat prepared by C.O. Riddle, RLS, dated March 4, 1977, entitled "Section One, Quail Ridge", recorded in the RMC Office for Greenville County, SC in Plat Book 5P at Page 73, and having, according to said Plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Phillips Lane, joint front corner of Lots 8 and 9, and running thence with the common line of said lots, N 72-03 E, 180.5 feet to an iron pin in the common line of Lots 3 and 4; thence running along the common line of Lots 3 and 4, the following courses and distances: N 8-40 W, 58.5 feet to a point; thence N 48-31 W, 49.1 feet to an iron pin, the joint rear corner of Lots 7 and 8; thence along the common line of Lots 7 and 8, S 72-03 W, 165 feet to an iron pin on the eastern side of Phillips Lane; thence along the eastern side of Phillips Lane; S 17-57 E, 100 feet to an iron pin, the point of beginning.

DERIVATION: Deed of American Federal Bank, F.S.B. recorded November 15, 1983 in Deed Book 1200 at page 537 in the Greenville County RMC Office.

RECORDED IN RMC OFFICE
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BOOK 1200 PAGE 537

which has the address of 302 Phillips Lane, Greer, South Carolina (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 lots going, 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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