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RECORDED  
MAY 24 1984  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 25th day of May, 1984, between the Mortgagors, F. Martin Bledsoe and David D. Kinard, (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 Thirty-three thousand two hundred fifty and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2014.....;

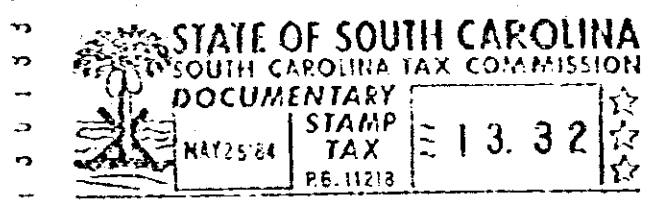
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville in Gantt Township, being known and designated as a portion of Tract No. 1 according to a plat of the property of C. C. Good recorded in the RMC Office for Greenville County in Plat Book G at Page 223, and also being known and designated as Lot No. 6 according to a more recent plat prepared for F. Martin Bledsoe and David D. Kinard by Carolina Surveying Company dated May 24, 1984, and having according to the latter plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap on the eastern side of Piedmont Highway (Old U.S. 29) and running thence S. 89-07 E. 84.3 feet to an old iron pin; thence running N. 1-20 E. 50 feet to an old iron pin on the line of Lot No. 3; thence running along the common line of Lots Nos. 3 and 6 S. 69-48 E. 251 feet to an old iron pin; thence running S. 24-40 W. 108.7 feet to an old iron pin; thence running N. 70-30 W. 292.6 feet to a nail and cap on the eastern side of Piedmont Highway, thence running along Piedmont Highway N. 0-49 E. 84.1 feet to a nail and cap, the point of beginning.

This being the same property conveyed to the Mortgagors by deed of even date to be recorded herewith.

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which has the address of 743 Piedmont Highway, Greenville (City), South Carolina 29611 (State and Zip Code) (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 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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