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SOUTH CAROLINA

BOOK 1497 PAGE 759

# MORTGAGE

THIS MORTGAGE was made this 11th day of March, 1980, between the Mortgagor, Philip Blackwell and Sandra Blackwell (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand Six Hundred and no/100 (\$15,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 11, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2000;

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 tract of land, situate, lying and being in the State of South Carolina and the County of Greenville, located approximately six (6) miles north of Greer on Becky Gibson Road and according to said plat prepared by Wolfe and Huskey, Inc. on February 21, 1980, to be recorded herewith, as having the following metes and bounds, to-wit:

Beginning at a nail and cap in the center of Becky Gibson Road, one-half mile from S. C. Highway #14 and running thence along the Tapp Line N. 18-10 W. 308.5 feet to an old iron pin, thence along the Boswell line N. 70-00 E. 155.7 feet to an old iron pin, thence down the Community Drive, S. 21-40 E. 264.1 feet to a nail and cap, thence along Becky Gibson Road, S. 55-40 W. 178.7 feet to the beginning corner.

This conveyance is subject to the right of way to the public along Becky Gibson Road.

This conveyance is the identical property conveyed to Philip Blackwell and Sandra Blackwell on March 11, 1980 by deed of Joe L. Vaughn and Jennell S. Vaughn, and Edna Ballenger, to be recorded herewith.

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
RECORDS & ADMINISTRATION  
MORTGAGE  
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which has the address of Route 2 Becky Gibson Road, Greer, South Carolina 29651 (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.

RECORDED  
MAR 11 1980

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