

FILED
GREENVILLE CO. S. C.

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RONNIE J. JANKERSLEY
R.M.C.

FIRST FEDERAL
P. O. BOX 408
GREENVILLE, S. C. 29602

BOOK 1531 PAGE 437

MORTGAGE

THIS MORTGAGE is made this 29th day of January, 1981, between the Mortgagor, James S. & Evelyn L. Blandin

(herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 \$10,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated January 29, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Feb. 1, 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 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, at the northeastern intersection of Prosperity Avenue and Plum Drive and being known and designated as Lot 21 on plat entitled Poplar Circle by R. B. Bruce, dated December, 1963 and recorded in the RMC Office for Greenville County in Plat Book QQ at Page 183 and has, according to said plat the following metes and bounds:

Beginning at a point on the eastern side of Plum Drive, joint front corner of Lots 19 and 21 and running thence along Plum Drive, S 30-04 E, 141 feet to a point; thence continuing along Plum Drive as it intersects Prosperity Avenue, the chord of which is S 77-39 E., 33.3 feet to a point on the northern side of Prosperity Avenue; thence running along Prosperity Avenue N 54-04 E, 59.4 feet to a point; thence running N 31-22 W, 157.8 feet to a point; thence running S 59-56 W, 80 feet to a point of beginning.

This being the same property conveyed to the mortgagor by deed of Lee Willis Bolden, Minnie Laura Bolden Davis Nelson and Annie Maude B. Walker and recorded in the RMC Office for Greenville County on February 12, 1971 in Deed Book 908 at Page 377.

This is second mortgage and is Junior in Lien to that mortgage executed by James S. and Evelyn L. Blandin which mortgage is recorded in RMC office for Greenville county in book 1408 page 510 recorded on August 30, 1977.

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which has the address of 408 Prosperity Avenue, Greenville (City)
South Carolina 29605 (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 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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