

514 N. Main Street
Simpsonville, SC 29681

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S.C.

MORTGAGE

BOOK 1544 PAGE 116

DONNA W. WERSLEY

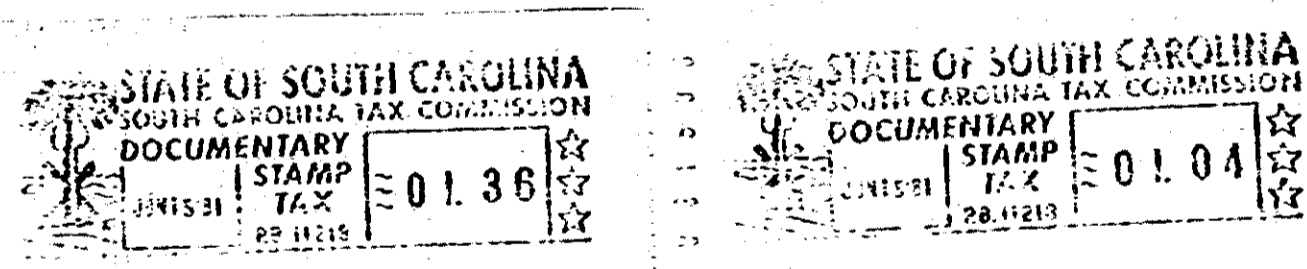
THIS MORTGAGE is made this 9th day of June, 1981, between the Mortgagor, HARRY L. BLAIR and DONNA B. BLAIR (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIX THOUSAND and NO/100 \$6,000.00 Dollars, which indebtedness is evidenced by Borrower's note dated June 9, 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 June 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 situate on the north side of Buckingham Road in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 258 on plat of Section B of GOWER ESTATES, made by R. K. Campbell, Surveyor, December, 1961 and recorded in Plat Book XX at pages 36 and 37, having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the north side of Buckingham Road at joint front corner of Lots 257 and 258, and running thence with the line of lot 257, N. 2-35 E. 220 feet to an iron pin; thence N. 81-28 E. 112.1 feet to an iron pin; thence with the line of lot 259, S. 2-51 W. 241.2 feet to an iron pin on the north side of Buckingham Road; thence with Buckingham Road N. 87-25 W. 110 feet to the beginning corner. Being the same property conveyed to the Mortgagors herein by deed of Thomas J. Barfield, Jr. and Ingrid Barfield Auten recorded in the RMC Office for Greenville County August 6, 1979 in Deed Volume 1108 at page 675.

This mortgage is second and junior in lien to that mortgage given to Heritage Federal Savings & Loan Association in the original amount of \$52,000.00 recorded August 6, 1979 in Mortgage Book 1475 at page 973.

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which has the address of 229 Buckingham Road, Greenville (Street) (City) S. C. (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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