

GREENVILLE S.C.
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JAN 17 4 05 PM '83
DONNIE E. TANKERSLEY
R.M.C.

GREENVILLE S.C.
JAN 15 10 40 AM '83
DONNIE E. TANKERSLEY
R.M.C.
MORTGAGE

BOOK 1592 PAGE 105
BOOK 1594 PAGE 821

THIS MORTGAGE is made this 14th day of January, 1983, between the Mortgagor, Thomas L. Blackwell, (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 Twenty-six thousand six hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated January 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 February 1, 2006;

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 with the building and improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a major portion of Lot No. 14 and part of Lot No. 15, Section B of Elletson Acres, plat of which is recorded in the RMC Office for Greenville County in Plat Book QQ at Pages 4 and 5 and being also shown as Lot No. 14 on Plat of Property of Analane C. Gibson which plat is recorded in the RMC Office for Greenville County in Plat Book RR at Page 28, and also shown on Plat of Property of Thomas L. Blackwell as Lot 14 and part of Lot 15 of Elletson Acres and having, according to the latter plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Lowndes Avenue, joint front corner of Lots 14 and 15, and running thence N 45-18 W, 163.2 feet to an iron pin; thence S 48-00 W, 102.2 feet to an iron pin; thence S 47-55 E, 173.7 feet to an iron pin on the northwestern side of Lowndes Avenue; thence with said Avenue N 42-07 E, 93.8 feet to an iron pin; the point of BEGINNING.

DERIVATION: Deed of Dan Douglas Faulkenberry and Letitia P. Faulkenberry recorded in Deed Book 1180 at Page 966 on January 17, 1983.

which has the address of 301 Lowndes Avenue, Greenville, SC 29607,
(Street) (City)
(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 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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RECEIVED
GREENVILLE TAX COMMISSION
JAN 17 1983
STAMP

4328-RV-21