

FILED
GREENVILLE S.C.
JUL 27 12 11 PM '83
DONNIE S. LESLEY
R.M.C.

P. O. Box 408
Greenville SC 29602

1517 838

MORTGAGE

THIS MORTGAGE is made this 18th day of July, 1983, between the Mortgagor, William P. Blackwell and Sybil K. 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 Fifteen Thousand and no cents (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 07-18-83, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 31, 1993

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, lying and being in the State of South Carolina, County of Greenville, Town of Mauldin, being known and designated as Lot Number 67, on plat of "Addition to Knollwood Heights, Section 3", dated October 25, 1967, prepared by Piedmont Engineers & Architects, recorded in Plat Book MM at Page 6, and having, according to said plat, such metes and bounds as shown thereon.

This being the same property conveyed to the mortgagor(s) herein by deed of W. N. Leslie, Inc., and recorded in the RMC Office for Greenville County, on July 1, 1977, in Deed Book 1059, and Page 682.

This is a second mortgage and is junior in lien to that mortgage executed by William P. Blackwell and Sybil K. Blackwell, in favor of South Carolina Federal Savings and Loan, which mortgage is recorded in the RMC Office for Greenville County, in Book 1402 and page 833.

STATE OF SOUTH CAROLINA
RECORDS AND CLERK
STAMP
TAX \$ 06.00

OCTO 10 10 27 83 639

which has the address of 105 Devon Drive, Mauldin, South Carolina 29662 (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.

5.30

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