

FILED
GREENVILLE CO. S. C.

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BOOK 1381 PAGE 191

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 27th day of February, 1976, between the Mortgagor, HARRY R. BLACKBURN and LINDA A. BLACKBURN

(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 Thirty-one Thousand and no/100ths (\$31,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 27th, 1976 (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, 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 all buildings and improvements thereon, situate, lying and being on the northwestern side of Gravelly Street, in Greenville County, South Carolina, being shown and designated as Lot No. 4 on a plat of PROPERTY OF JOHN R. COOLEY AND ROBERT E. OSBON, made by Freeland & Associates, dated March 6, 1975, recorded in Plat Book 5-D, page 67, and having according to said plat the following metes and bounds, to-wit

BEGINNING at an iron pin on the northwestern side of Gravelly Street at the joint front corner of Lots Nos. 3 and 4 and running thence with the common line of said lots, N. 29-04 W., 210.0 feet to an iron pin; thence N. 60-56 E., 120.0 feet to an iron pin; thence S. 29-04 E., 210.0 feet to an iron pin on the northwestern side of Gravelly Street; thence along the northwestern side of Gravelly Street, S. 60-56 W., 120.0 feet to an iron pin, the point of beginning.



which has the address of Lot 4, Gravelly Street Greer
(Street) (City)
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.

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