

FILED
GREENVILLE CO. S. C.

SEP 4 9 16 AM '81

TONNIE J. TANKERSLEY

MORTGAGE

BOOK 1551 PAGE 880

THIS MORTGAGE is made this 31st day of August 1981, between the Mortgagor, Harry L. Blair and Mary D. 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").

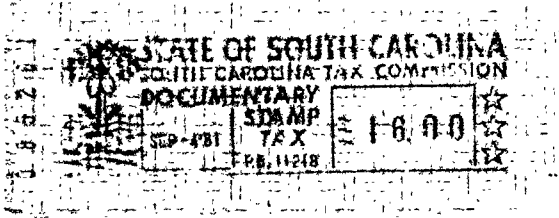
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 certain piece, parcel or lot of land situate, lying and being in the Town of Fountain Inn, County of Greenville, State of South Carolina shown on a plat by James A. Adams, Surveyor, dated January 29, 1920 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Main Street at the corner of property now or formerly of C. G. Garrett and running thence N. 62 W. 1.41 chains along the northern side of Main Street to an iron pin; thence N. 31 1/4 E. 6.63 chains to an iron pin; thence S. 58 3/4 E. 1.41 chains to an iron pin; thence S. 31 1/4 W. 6.63 chains to the beginning corner and containing .93 acres more or less.

The above described property is the same property conveyed to the mortgagors by deed of Sara I. McCarter, et al recorded June 15, 1981 in Deed Book 1149 at Page 954.



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which has the address of 500 N. Main Street, Fountain Inn, South Carolina 29644 (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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