

GREENVILLE FILED

MORTGAGE

OCT 19 4 43 PM '83

THIS MORTGAGE is made this 19th day of October 1983, between the Mortgagor, Stephen D. Blancq (herein "Borrower"), and the Mortgagee, First National Bank of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 225 Columbia, South Carolina 29202 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Thousand and no/100 (\$90,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 19, 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 November 1, 2013

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, being shown and designated as Lot 3 on plat of ALTAMONT FOREST, recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book 6H at Page 43, and having, according to a more recent survey prepared by Freeland and Associates, dated May 20, 1983, entitled "Property of Stephen D. Blancq", recorded in Plat Book 9T P. 8, the following metes and bounds, to-wit;

BEGINNING at an iron pin at the joint front corners of Lots 3 and 4 and running thence S. 64-35 W. 30.0 feet to an iron pin; thence continuing S. 40-23 W. 267.7 feet to an iron pin; thence with the rear line of Lot No. 3, N. 01-36 E. 181.0 feet to an iron pin; thence with the line of Lot No. 2, N. 50-05 E. 115.5 feet to an iron pin; thence continuing with said line, N. 51-49 E. 76.0 feet to an iron pin; thence continuing N. 85-26 E. 25.0 feet to an iron pin; thence with Persimmon Lane S. 14-15 E. 90.0 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor herein by deed of Joe W. Hiller, dated April 7, 1983 and recorded April 19, 1983, in the RMC Office for Greenville County in Deed Book 1186 at Page 672. Thereafter corrective deed dated May 24, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1188 at Page 859.

GREENVILLE SOUTH CAROLINA
RECORDED
OCT 20 1983
R.M.C. OFFICE
\$30.00

which has the address of 16 Persimmon Lane Greenville (City) South Carolina 29609 (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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