

GREENVILLE, S.C.

MAY 17 11 49 AM '84

## MORTGAGE

THIS MORTGAGE is made this 16 day of May, 1984, between the Mortgagor, ERVIN C. BLACKWELDER and LOIS J. BLACKWELDER, (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").

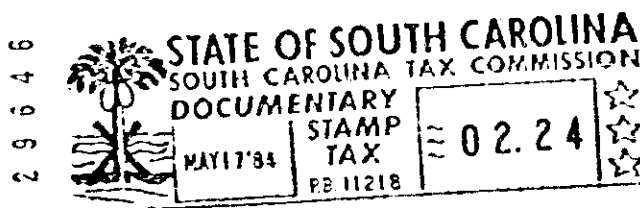
WHEREAS, Borrower is indebted to Lender in the principal sum of FiftyFive Hundred & Eighty One dollars & 24/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 16, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 31, 1987.....;

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 lot of land in the State of South Carolina, County of Greenville, in Grove Township, containing 7.75 acres according to a plat of the property of the Estate of Mrs. E. A. Cason prepared by John C. Smith, Surveyor, dated October 2, 1951, and recorded in the RMC Office for Greenville County in Plat Book DD at Page 185 and having such metes and bounds as shown thereon.

ALSO, all that lot of land in said state and county adjoining the tract first described and being known and designated as Lot No. 8 on a plat of the property of I. H. Moody and Bill Guest prepared by John C. Smith, Surveyor, dated November, 1948, and recorded in the RMC Office for Greenville County in Plat Book S at Page 187 and having such metes and bounds as shown thereon. Said lot fronts on the northeasterly side of Guest Avenue a total distance of 100.5 feet.

This being the same property conveyed to the Mortgagors by deed of Grady E. Barrett recorded January 5, 1978, in the RMC Office for Greenville County, S.C., in Deed Book 1071 at Page 358.



which has the address of Route 2, Box 93, Guest Avenue, Piedmont, (Street) (City)

South Carolina 29673 (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.