

OFFICE FILED  
MAR 27 3 15 PM '80  
S.C.

**MORTGAGE**

BOOK 1499 PAGE 264

THIS MORTGAGE is made this 27th day of March, 1980, between the Mortgagors, Michael Blanton and Dorothy C. Blanton (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Six Thousand and 00/100ths (\$26,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2010

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 with the buildings and improvements thereon, lying and being on the northwesterly side of Evergreen Circle, near the City of Greenville, South Carolina, being known and designated as Lot No. 11 and a portion of Lot No. 12 of Lakewood, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BBB, at Page 181, and having according to a more recent survey entitled "Property of Von Mike Blanton and Dorothy C. Blanton," dated March 14, 1980, prepared by Clarkson Surveying, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Evergreen Circle, said pin being the joint front corner of Lots 10 and 11 and running thence with the northwesterly side of Evergreen Circle on a curve, the chord of which is S. 36-20 W., 50 feet to an iron pin; thence continuing with Evergreen Circle on a curve, the chord of which is S. 17-46 W., 30 feet to an iron pin; thence continuing with Evergreen Circle on a curve, the chord of which is S. 15-54 E., 20 feet to an iron pin; thence S. 79-29 W., 253.9 feet to an iron pin; thence N. 31-47 E., 276.7 feet to an iron pin, the joint rear corner of Lots 10 and 11; thence with the common line of said lots S. 53-40 E., 170.3 feet to an iron pin, the point of beginning.

This being the same property conveyed to Mortgagors herein by deed of Wallace D. Mauldin and Elizabeth M. Mauldin dated March 27, 1980, to be recorded herewith.

which has the address of Route 1, Box 99, Evergreen Circle, Simpsonville, South Carolina, 29681 (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.

0264

4328 RV-2