

DR. 48  
SC 2402

4508-908

# MORTGAGE

This mortgage is subject to the provisions of the National Housing Act.

20710 DRN JPT  
WARREN R. BLANDIN + GERALDINE  
BLANDIN  
517-1-25

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

S. C.

SEP 11 '80

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SLEY

**Warren R. Blandin and Geraldine D. Blandin** of  
Travelers Rest, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto **First Federal Savings and Loan Association of Greenville, South Carolina**

a corporation organized and existing under the laws of **The United States**, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of \* **Sixty-seven thousand five hundred and no/100\* \*** Dollars (\$ **67,500.00** ),

with interest from date at the rate of **Eleven and one-half** per centum ( **11 1/2 %** ) per annum until paid, said principal and interest being payable at the office of **First Federal Savings & Loan Association of Greenville, S. C.** in **Post Office Drawer 408, Greenville, S.C.** or at such other place as the holder of the note may designate in writing, in monthly installments of **Six hundred sixty-eight and 93/100\* \*** Dollars (\$ **668.93** ), commencing on the first day of **September 1, 1980** and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **August, 2010**.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of **Three Dollars (\$3)** to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of **Greenville** State of South Carolina: **situate on the northern side of Laconia Drive being shown as Lot 44 on a plat of Hampshire Hills Subdivision dated April 29, 1975, revised June 1975, prepared by R. B. Bruce, Surveyor, recorded in Plat Book 5-D at page 79 in the RMC office for Greenville County and having according to said plat the following metes and bounds, to-wit:**

"BEGINNING at an iron pin on the northern side of Laconia Drive at the joint front corner of Lot 44 and Lot 45 and running thence with Lot 45 N 17-04 W 135 feet to an iron pin; thence N 59-49 W 112 feet to an iron pin; thence N 30-40 W 71.7 feet to an iron pin in or near Hillhouse Creek; thence with Hillhouse Creek N 67-53 E 172.9 feet to an iron pin; thence still with Hillhouse Creek N 79-41 E 126.7 feet to an iron pin at the joint rear corner of Lot 43 and Lot 44; thence with Lot 43 S 10-17 E 270 feet to an iron pin on Laconia Drive; thence with said drive S 81-30 W 162 feet to the point of beginning."

This is the same property conveyed to the mortgagors by deed of Calvin N. Cox, to be recorded herewith.

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Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever. The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:  
1. That he will promptly pay the principal of an interest on the indebtedness evidenced by the said note, at the times and in the manner herein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

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