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MORTGAGE

DONALD W. ANFERSLEY
R.M.C.

THIS MORTGAGE is made this 9 day of February 1982, between the Mortgagor, Ronald L. Blais and Eva A. Blais (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, SC 29202 (herein "Lender").

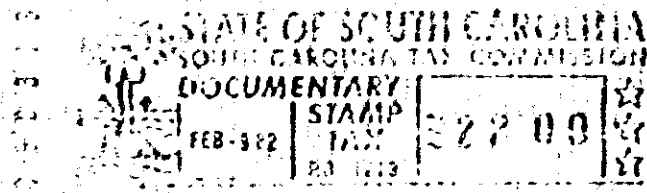
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Five Thousand & 00/100 (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 9, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2002

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 tract of land with the buildings and improvements thereon, lying and being on the northeasterly side of Ballenger Road, in the County of Greenville, State of South Carolina, being known and designated as Lot 3 on plat of "Property of F. B. and IV Edwards" as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book YY at Page 1 and having, according to a more recent survey entitled, "F. B. and IV Edwards Property, Section One, Lot 3; Property of Ronald L. Blais and Eva A. Blais" dated February 5, 1982, prepared by James R. Freeland, R. L. S., the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Ballenger Road, said pin being the joint front corner of Lots 2 and 3 and running thence with the common line of said lots N. 47-00 E. 761.82 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence with the common line of Lots 3 and 15 S. 46-43 E. 474.96 feet to an iron pin on the northwesterly side of 50 foot road; thence with the northwesterly side of 50 foot road S. 44-03 W. 429.75 feet to an iron pin in the center of Ballenger Road; thence N. 54-54 W. 249.88 feet to an iron pin on the northerly side of Ballenger Road; thence S. 85-53 W. 400.74 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagors herein by Deed of B. G. Laster dated February 5, 1982 and recorded in the R.M.C. Office for Greenville County, SC in Deed Book 1162 at Page 244.



which has the address of Route 2, Ballenger Road Greer (Street) (City) SC 29651 (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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