

GREENVILLE
Oct 21 11 40 AM '80
DONNE BLANKERSLEY
R.M.C

MORTGAGE

THIS MORTGAGE is made this 17th day of October 19. 80, between the Mortgagor, Ellis Boyd Jr. and Robbie Boyd (herein "Borrower"), and the Mortgagee, Blazer Financial Services, Inc. of South Carolina, a corporation organized and existing under the laws of South Carolina, whose address is 115 W. Antrim Drive, Greenville, South Carolina 29607 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Five Hundred Twenty Four Dollars and 15/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 17, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 23, 1990

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, including any renewal or refinancing thereof 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 in the State of South Carolina, County of Greenville, being known and designated as Lot No. 19 on plat of Meadow Acres, Section II, recorded in the R. M. C. Office for Greenville County in Plat Book 5D at page 11 and having, according to said plat, the following metes and bounds, to-wit;

BEGINNING at an iron pin on the northwestern side of Kennel Court at the joint front corner of Lots no. 18 and 19 and running thence along said Kennel Court, S. 45-15W., 108 feet to an iron pin at the joint frontcorner of Lots No. 19 and 20; thence with the joint line of said lots, N. 44-45 W., 240 feet to an iron pin; thence N. 45-15 E. 108 feet to an iron pin; thence S. 44-45 E., 240 feet to an iron pin on Kennel Court; being the point of beginning.

This being the same property as conveyed to the Mortgagor by Deed of Jimmy C. Langston and being recorded in the R. M. C. Office for Greenville County on October 9, 1974.

STATE OF SOUTH CAROLINA
RECORDS & DEEDS COMMISSION
DOCUMENTARY
STAMP
FEE
12.24
FEB 1983

SC170 - 002080 1051

which has the address of Route 4, Kennel Court, 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 attached to the property, all of which shall be deemed to be and remain a part of the real 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

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