

S. C.
1982
SLEY
MORTGAGE

1539 299

THIS MORTGAGE is made this 15th day of December 1982, between the Mortgagor, Thomas J. Brooks and Shirley Ann Brooks (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 N. Antrim Drive, Greenville, SC 29607 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-one Thousand Seven Hundred Forty Dollars and 33/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 15, 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 December 21, 1992

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 lot of land with improvements lying at the Northwestern corner of the intersection of Alpha Drive with Blossom Drive in Gantt Township, Greenville County, South Carolina, being shown as Lot 131 on a Plat of KENNEDY PARK, made by Piedmont Engineers and Architects, dated September 28, 1964, as revised, and recorded in the R/C Office for said County and State in Plat Book JJJ, page 179, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the Northern side of Alpha Drive at joint front corners of Lots 131 and 130, and running thence N. 2-42 E., 133 feet to an iron pin; thence along the line of Lot No. 132, S. 87-18 E., 139.9 feet to an iron pin on Blossom Drive, thence along the Western side of Blossom Drive, S. 2-55 W., 107.9 feet to an iron pin; thence with the curve of the intersection of Blossom Drive with Alpha Drive, the chord of which is S. 47-48 W., 35.4 feet to an iron pin; thence along the Northern side of Alpha Drive, 87-18 W., 114.2 feet to an iron pin, the beginning corner.

The above described property is hereby conveyed subject to rights of way, easements and set-back lines shown on the aforementioned recorded plat and appearing of public record and to restrictive covenants applicable to Kennedy Park, recorded in the R/C Office for Greenville County, S. C., in Deed Book 773, page 527.

This is the same property conveyed to the mortgagor by deed of Henry C. Harding Dated November 4, 1966, and recorded in Book 809 at page 72, on November 9, 1966.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
DEC 17 1982
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404 which has the address of 2 Alpha Drive Greenville South Carolina 29605 (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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