

FILED
GREENVILLE S.C.

BOOK 1623 PAGE 230

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MORTGAGE

DONNIE W. WENSLEY

R.M.C.

THIS MORTGAGE is made this 29th day of August 1983 between the Mortgagor, J. Homer Messer and Mae C. Messer, his wife

(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 723 Cedar Lane Road Greenville, South Carolina 29611 (herein "Lender").

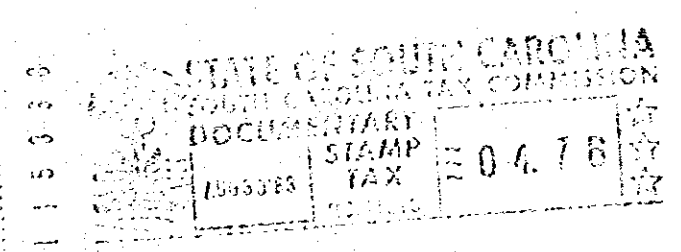
WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand Eight Hundred Fourteen Dollars and Eight cents Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 2, 1988.

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 piece, parcel lor lot of land in Greenville Township, State and County aforesaid being known and designated as Lot No. 5 on plat of property of N. J. Camp and W. A. Camp by C. C. Jones, and Associates, Engineers, dated October 13, 1955, and having, according to said plat the following courses and distances to-wit:

BEGINNING at an iron pin on the south side of White Circle at the joint front corner of Lots Nos. 4 and 5 and running thence with the joint line of said lots S. 20-26 W. 329.2 feet to an iron pin; thence S. 87-41 W. 86 feet to an iron pin, joint rear corner of lot Nos. 5 and 6; thence with the joint line of said lots N. 23-12 E. 371 feet to an iron pin on the south side of White Circle; thence with White Circle, S. 62-13 E. 61.5 feet to the beginning corner.

Derivation Clause: N. J. Camp dated November 10, 1955 in Book 538 at page 373 in the R.M.C. Office for Greenville County.



which has the address of 125 White Circle Greenville
[Street] [City]
South Carolina 29611 (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 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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