

MORTGAGE

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THIS MORTGAGE is made this 17th day of April 1984 between the Mortgagor, Mary L. Overby, 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, SC 29607.

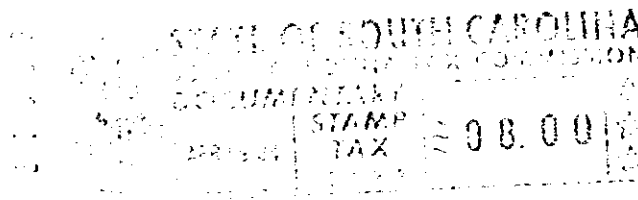
WHEREAS, Borrower is indebted to Lender in the principal sum of Nineteen thousand Nine hundred Seventy-nine dollars and forty-four cents Dollars, which indebtedness is evidenced by Borrower's note dated April 17, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 23, 1994.

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 or lot of land in Gantt Township, Greenville County, State of South Carolina near Greenville, S. C. on the southern side of South Wingate Road and being known and designated as Lot No. 77 of Pecan Terrace, Section 2 as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "EE", at Page 108 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of South Wingate Road, joint front corner of Lots Nos. 76 and 77 and running thence along said road S. 84-21 E. 46 feet to an iron pin; thence continuing along said road S. 87-0 E. 34 feet to an iron pin, joint front corner of Lots Nos. 77 and 78; thence along the joint side line of said lots S. 4-10 W. 170.2 feet to an iron pin; thence N. 84-34 W. 84.6 feet to an iron pin; thence N. 5-26 E. 169.2 feet to the point of beginning.

This being the same property willed to Mortgagor by will of Raymond E. Overby filed in the Probate Court for Greenville County in Probate Apt 766 File No. 7.



which has the address of 222 South Wingate Road 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.