

S. C.  
7 PM '80  
ASLEY

# MORTGAGE

THIS MORTGAGE is made this 1st day of July 1980, between the Mortgagor, Donald Rodney Holcombe and Ruby H. Holcombe (herein "Borrower"), and the Mortgagee, Blazer Financial Services, Inc. of S. Carolina, a corporation organized and existing under the laws of South Carolina, whose address is 115 W. Antrim Drive, Greenville, S. C. 29607 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Three Thousand Six Hundred Forty Two Dollars and 55/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 8, 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 July 8, 1984

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, together with all buildings and improvements thereon, situate, lying and being on the eastern side of Delnar Drive, in the Town of Simpsonville, County of Greenville, State of South Carolina, being known and designated as lot No. 43 on a plat of BRENTWOOD SECTION II made by Piedmont Engineers & Architects dated May 1972 recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-R at page 5, reference to which plat is hereby craved for the metes and bounds thereof.**

**The grantees agree and assume to pay Town of Simpsonville and County of Greenville property taxes for the tax year 1979 and subsequent years by Deed recorded 2-17-72.**

**The above described property is a portion of the same conveyed to the grantor herein by deed of southern bank and trust Company recorded in Deed Book 936 at page 393, and is hereby conveyed subject to all rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.**

*[Faint, illegible text, possibly a stamp or signature]*

which has the address of 107 Delnar Drive, Simpsonville, (Street) (City)  
South Carolina 29681 (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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