

S. C.

200: 1502 1458 749

MORTGAGE

W. S. L. S. L. S. L.

THIS MORTGAGE is made this 8th day of May 1980, between the Mortgagor, Mary L. Overby (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, SC 29607 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty - Nine Thousand Eight Hundred Dollars, which indebtedness is evidenced by Borrower's note dated May 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 June 14, 1980.

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 located in Gantt Township; County of Greenville, State of South Carolina; on the Southern side of South Wingate Road known and designated as Lot no 77 of Pecan Terrace, Section 2 as shown on a Plat recorded in Plat Book EE at page 108 in the office of the Register of Meane Conveyance in the County of Greenville, State of South Carolina.

DERIVATION: Nina G. Mann, Alfred C. Mann Jr. to Raymond Edward Overby Recording date: 1-29-57 Volume 570 Page No. 117

Raymond E. Overby to Mary L. Overby b y will dated 11-23-51 Probate Judge's records Apt 766 File 7.

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which has the address of 222 S. 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.

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