

MORTGAGE

THIS MORTGAGE is made this 27th day of June 19 80, between the Mortgagee, JOHN T. BAILEY AND JOYCE ANN E. BAILEY (herein "Borrower"), and the Mortgagee, BLAZER FINANCIAL SERVICES, INC. of S.C., 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 Nine Thousand Two Hundred Seventy Seven Dollars and 83/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 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 3, 1987

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 here with 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 Greenville, County, State of South Carolina beginning at an iron pin, common corners of Earle and O'Neal, thence N. 56-30 E. 210 feet to a stake; thence S. 30-00 W. 210 feet to a stake; thence S. 56-30 W. 210 feet to a stake; thence N. 30-00 E. 210 feet to the point of beginning, containing one (1) acre, more or less.

The above described property is a portion of a two and one half acre tract deeded to T. B. and Blakie O. Earle from Raymond O'Neal and Bessie Mck. O'Neal, his wife, on January 24, 1959, and is recorded in the Office of the R. M. C. for Greenville County, South Carolina in Deed Book 616 at page 13, and this being the same property conveyed to the Grantors from T. B. and Blackie O. Earle on August 5, 1960, and recorded in the R. M. C. Office of Greenville County, South Carolina in Deed Book 656, at page 543, and Page 544.

BEING the same property conveyed to T. B. Earle, and Blakie O. Earle by Paul B. Carson and Joyce Carson on March 15, 1964, and recorded on April 11, 1964, as noted in Deed Book 746, at Page 386, in the Office of the R. M. C. for Greenville, County.

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which has the address of Route 2, Box 416, Travelers Rest, South Carolina 29690 (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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