

RECORDED
S. C.
DEC 24 '80
SLEY

MORTGAGE

1028-1000

THIS MORTGAGE is made this 19th day of DECEMBER 1980 between the Mortgagor, LONZELL GRAMM AND JESSIE GRAMM, (herein "Borrower"), and the Mortgagee, BELZER 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 TWENTY FOUR THOUSAND SEVEN HUNDRED EIGHTEEN DOLLARS AND 68/100th Dollars, which indebtedness is evidenced by Borrower's note dated December 24, 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 December 24, 1992

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, being known and designated as Lot No. 139, on a plat of Augusta Acres, property of Marsmen, Inc., recorded in the R. M. C. Office for Greenville County in Plat Book S, page 201, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northern side of Meadows Avenue, joint corner of Lot Nos. 139 and 140, and running thence with the line of Lot No. 140, S. 8-16 W. 220 feet to an iron pin in the line of Lot No. 138; thence with the line of Lot No. 138, S. 31-10 W., 131.4 feet to an iron pin on the eastern side of Patton Drive; thence with Patton Drive, S. 17-54 E., 205 feet to an iron pin; thence with the curb of Patton Drive and Meadows Avenue, the chord being S. 52-35 E., 29.2 feet to an iron pin on the Northern side of Meadows Avenue, thence with Meadows Avenue N. 31-44 E., 75 feet to an iron pin the Beginning corner.

Derivation- This is the same property conveyed to the administrator by deed recorded in the R. M. C. Office for Greenville County State of South Carolina. - 1-21-76

which has the address of 115 Patton Drive, Greenville, South Carolina, 29601 (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, their title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a scheduled schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property

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