

MORTGAGE

1001 10812

THIS MORTGAGE is made this 30th day of march 1984 between the Mortgagor, Kenneth L. Knecht (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 West Antrim Drive Greenville, SC 29607 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven thousand five hundred ninety three dollars and sixteen cents Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 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 5, 1991

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 County State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being on the southwest side of Pine Ridge Drive, in the County of Greenville, State of South Carolina, and being shown and designated as Lot 10 on a plat of property of Pauline O. Mahaffey, recorded in the R. M. C. Office for Greenville County, in Plat Book DD, page 168, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwest side of Pine Ridge Drive at the joint front corner of Lots 9 and 10 and running thence with the line of Lot 9 S. 35-24 W. 200 feet to an iron pin on the edge of a 50 foot street; thence with said street S. 44-30 E. 100 feet to an iron pin to the joint rear corner of Lots 10 and 11; thence running with the line of Lot 11 N. 35-24 E. 200 feet to an iron pin on the southwest side of Pine Ridge Drive; thence running with Pine Ridge Drive N. 44-30 W. 100 feet to an iron pin at beginning corner.

Derivation Clause: Wallace E. Girardeau and Elizabeth C. Girardeau to Kenneth L. Knecht dated October 31, 1964 and recorded November 2, 1964 in Book 760 at page 563 in Greenville County.

STATE OF SOUTH CAROLINA
DECLARATORY
STAMP
\$04.04

which has the address of 41 Pine Ridge Drive Greenville (Street) (City) South Carolina 29605 (State and Zip Code) (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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