

1980 S.C.  
PU '80  
SLEY

# MORTGAGE

1527-101

THIS MORTGAGE is made this 9th day of December 1980 between the Mortgagor, Tommy Lynn Waldrop (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, South Carolina 29607 (herein "Lender")

WHEREAS Borrower is indebted to Lender in the principal sum of Five Thousand Three Hundred Ninety Five and 10/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 15, 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 15, 1985

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 lot of land with the buildings and improvements thereon situate on the east side of Bentbrush Drive, near the Town of Simpsonville Austin Township, Greenville County, South Carolina, being shown as Lot 154 on Plat of Section 11, Sheet No. 11, Westwood Subdivision, recorded in the R. H. C. Office for Greenville, SC in Plat Book 4-P, Page 45 and having according to said plat, the following metes and bounds, to-wit:**

**BEGINNING at an iron pin on the east side of Bentbrush Drive at the corner of Lots 154 and 155 and runs thence along the line of Lot 155 N. 72-46 E. 171.1 feet to an iron pin, thence N. 12-20 W. 70 feet to an iron pin, thence S. 77-42 W. 163.2 feet to an iron pin on the east side of Bentbrush Drive, thence along Bentbrush Drive S. 7-30 E. 85 feet to the beginning corner. This conveyance is subject to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property.**

Derivation-Builders and Dev. D. Book 924 Page 66, 6/31/71.

SECTION 1 DE 9 80 1135

which has the address of 106 Bentbrush Drive, Simpsonville  
South Carolina 29681 (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 (this Mortgage is on a leasehold) are herein referred to as the "Property"

Borrower covenants that Borrower is lawfully seized of the estate in, conveyed and has the right to mortgage, grant and convey the Property, that the Property is not encumbered, and that Borrower will warrant and defend primarily the title to the Property against all claims and demands, subject to any declarations, easements, restrictions, covenants, conditions, and exceptions to the coverage of any title insurance policy insuring Lender's interest in the Property.

ADJECT

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