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F11 '82  
SLEY

800. 1562 PAGE 275

# MORTGAGE

THIS MORTGAGE is made this 26th day of January 19. 82, between the Mortgagor, Kenneth D. Trotter and Rita A. Trotter (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 Four Thousand Five Hundred Ninety-three Dollars and 86/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 1, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 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 piece, parcel of lot of land, situate, lying and being in the town of Simpsonville, County of Greenville, State of South Carolina on the West Side of Alder Drive, being known and designated as Lot 603 on plat of Section 6, Sheet 1 of 2, Westwood subdivision, recorded in the RMC Office for Greenville County, S.C. in Plat Book 4-X, Page 100 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Alder Drive at the joint corner of Lots 602 and 603 and runs thence along the line of Lot 602 S. 62-00 W. 165 feet to an iron pin; thence S. 35-25 E. 70 feet to an iron pin; thence along the line of Lot 604 N. 69-23 E. 159.9 feet to an iron pin on the west side of Alder Drive; thence along Alder Drive N. 29-40 W. 90 feet to the beginning corner.

This being the same property conveyed to the grantors by deed of Artistic Builders, Inc. recorded in the RMC Office on May 1, 1975 in Deed Book 1017 at Page 591.

This conveyance is made subject to any restrictions, zoning ordinances or easements that may appear of record, on the recorded plat (s), or on the premises.

Grantee to pay all 1977 taxes.

RECORDED  
JAN 29 1982  
S.C. 29607

COPIED  
JAN 29 1982

which has the address of 312 Alder Drive Greenville S.C. 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 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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