

FILED  
S.C. S.C.

SEP 20 4 04 PM '82

LONNIE TANKERSLEY  
R.M.C.

# MORTGAGE

1580 900

THIS MORTGAGE is made this 16th day of September 1982 between the Mortgagor, Lloyd E. Ballew and Mary Pauline Ballew (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 723 Cedar Lane Road Greenville, SC 29611 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand Six Hundred Dollars and Fifty-two cents Dollars, which indebtedness is evidenced by Borrower's note dated September 16, 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 September 22, 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 certain piece, parcel or lot of land in Greenville County, State of South Carolina, Greenville Township, and being known and designated as lot No. 4 of a subdivision known as Woodbriar, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book "EE" at page 6, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Northwestern side of Marion Road at the joint front corner of Lots Nos 3 and 4 and running thence N. 58-58 W., 161.8 feet to a point at the joint rear corner of Lots Nos 3 and 4; thence S. 22-17 W., 70.8 feet to a point at the joint rear corner of Lots Nos 4 and 5; thence S. 59-58 E., 150 feet to a point on the Northwestern side of Marion Road N. 31-52 E., 70 feet to the point of Beginning. Subject to all easements, restrictions and rights of way of record.

This is the same property as conveyed to the Mortgagor by deed of Lonnie Davis dba Davis Electrical Corp. dated 3/31/70 in Vol 397 at page 392.

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
STAMP  
\$ 2.28

which has the address of 206 West Marion Road Greenville South Carolina 29611 (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

0909

4328 RV-2