

GREENVILLE S.C.
JAN 21 3 15 PM '83
DORRIS H.M.C.

MORTGAGE

VOL 1640 PAGE 894

THIS MORTGAGE is made this 21st day of December 1983, between the Mortgagor, Charles Lee Alexander and Margaret Louise Alexander (herein "Borrower"), and the Mortgagee, Blazex 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").

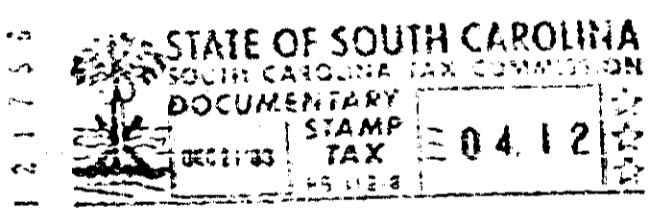
WHEREAS Borrower is indebted to Lender in the principal sum of Ten Thousand Two Hundred Twenty nine dollars and forty one cents Dollars, which indebtedness is evidenced by Borrower's note dated December 21, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on December 28, 1990.

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 lying in the State of South Carolina, County of Greenville on the North side of Seventh Street in Section 4 of Judson Mill Village near the City of Greenville, being known and designated as Lot No. 53, as shown on plat of Section No. 4 of Judson Mill Village, made by Dalton & Neves, Engineers, January 1941, recorded in Plat Book K at Pages 75 and 76 and described as follows:

Beginning at an iron pin on the northern side of Seventh Street, joint front corner of Lot Nos. 53 and 54, said pin also being 79 feet, east from the northeast corner of the intersection of Hawkins Avenue and Seventh Street, and running thence with the line of Lot No. 54, N. 1-42 W. 123.8 feet to an iron pin; thence with the rear line of Lot No. 71, N. 88-16 E. 79 feet to an iron pin; thence with the line of Lot No. 52, S. 1-42 E. 123.65 feet to an iron pin on the northern side of Seventh Street; thence with the northern side of Seventh Street S. 88-10 W. 79 feet to the beginning.

DERIVATION CLAUSE: From James A. Duvall Deed Book 752 page 232 recorded 7/21/66.



which has the address of 15 Seventh Street Judson Greenville, Greenville SC 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 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.

0795-07-South Carolina - 1st Mortgage - 4-80

1983 DEC 21 1346

4.00 CI