

FILED
GREENVILLE CO. S. C.
FEB 28 3 42 PM '74

MORTGAGE OF REAL ESTATE

BOOK 1303 PAGE 27

STATE OF SOUTH CAROLINA,)
County of Greenville)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That James L. & Carole E. Higdon Mortgageor(s)
in consideration of a loan of this date in the amount of \$500.00 payable in 60 monthly instalments of \$155.00
and to secure the payment thereof and any future loans and advances from the Mortgagee, ~~MUTUAL FINANCE~~
Blazer Financial Services, Inc. of SC, to the Mortgageor(s) not exceeding a total amount
of \$7,500, and also in consideration of the further sum of THREE DOLLARS, to the Mortgageor(s) paid by the Mortga-
gee at and before the sealing and delivery of this instrument, the receipt whereof is hereby acknowledged, have granted,
bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said ~~MUTUAL FI-~~
~~NANCE~~ Blazer Financial Services, Inc. of SC, the following described real property:

All that piece, parcel or lot of land in the County of Greenville, State of
South Carolina, near the City of Greenville situate, lying and being on the
western side of Kathryan Court and known and designated as Lot 32 of plat of
Chestnut Hills, No. 1, said plat being recorded in the R.M.C. Office for Green-
ville County in Plat Book QQ, Page 83 and having, according to said plat, the
following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Kathryan Court at the joint
front corner of Lots 31 and 32 and running thence with the western side of said
Court N. 2-05 W. 80 feet to an iron pin at the common corner of Lot 33; thence
with the line of said lot S. 87-35 W. 130 feet to an iron pin; thence S. 2-05
E. 80 feet to an iron pin, the common corner of Lot 31; thence with the line of
said lot N. 87-55 E. 130 feet to an iron pin, the point of beginning.
Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging,
or in anywise incident or appertaining.

TO HAVE AND TO HOLD said premises unto ~~MUTUAL FINANCE~~ Blazer Financial Services, Inc.
of SC and assigns forever, hereby binding our heirs, executors, and administrators, to warrant and
forever defend all and singular the said premises unto the Mortgagee.

And It is Agreed by and between the said parties in case of default in any of the payments of interest or principal as
herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

And It is Further Agreed, That said Mortgageor(s) shall pay promptly all taxes assessed and changeable against said
property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured
by this mortgage shall immediately become due and payable, if the Mortgagee shall so elect.

It is the intent and meaning of the parties that if Mortgageor(s) shall pay or cause to be paid unto Mortgagee all debts
and sums of money secured hereby, with interest thereon, if any shall be due, then this deed of bargain and sale shall
cease and be null and void. And Mortgageor(s) hereby assign, set over and transfer to Mortgagee and assigns, all of the
rents and profits of the mortgaged premises, accruing and falling due from and after the service of a summons issued
in an action to foreclose this mortgage after default in the conditions thereof.

And It is Agreed by and between the parties that in the case of foreclosure of this mortgage, by suit or otherwise, the
Mortgagee shall recover of the Mortgageor(s) a reasonable sum as attorney's fee, which shall be secured by this mort-
gage, and shall be included in judgment of foreclosure.

WITNESS HAND and SEAL this 15 day of February, 1974

SIGNED, SEALED and DELIVERED)
IN THE PRESENCE OF)

Carl D. Ferguson
[Signature]

James L. Higdon (L.S.)
Carole E. Higdon (L.S.)
____ (L.S.)
____ (L.S.)

STATE OF SOUTH CAROLINA,)
County of Greenville)

Personally appeared before me *Douglas W. Curry*
and made oath that he saw the within-named James L. & Carole E. Higdon sign, seal, and
as their act and deed, deliver the within-written Mortgage; and that with *CARL FERGUSON*
witnessed the execution thereof.

Sworn to before me this 15)
day of February, A.D. 1974)
Carl D. Ferguson (L.S.)
Notary Public for South Carolina
My Commission expires *Oct 10*, 1982



RENUNCIATION OF

STATE OF SOUTH CAROLINA,)
County of Greenville)

I, ~~Carole E. Higdon~~
do hereby certify unto all whom it
may concern, that Mrs. Carole E. Higdon the wife of the within-named James L. Higdon
did this day appear before me, and, upon being privately and separately examined by me, did declare that she does
freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release
and forever relinquish unto the within-named ~~MUTUAL FINANCE~~ Blazer Financial Services, Inc.
of SC and assigns, all her interest and estate, and also her Right and Claim of Dower of, in or to all
and singular the premises within mentioned and released.

Given under my Hand and Seal this)
15 day of February, A.D. 1974)
Carl D. Ferguson (L.S.)
Notary Public for South Carolina
My Commission expires *Oct 10*, 1982

Carole E. Higdon (L.S.)
RECORDED FEB 28 '74 21437

0027

4328 RV-2