

NOV 1 3 07 PM '76

15 E. Coffey St.  
Greenville, S.C.  
DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE

BOOK 1381 PAGE 979

STATE OF SOUTH CAROLINA,  
County of GREENVILLE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That William F. Young and Minnie Frances Young Mortgageor(s) in consideration of a loan of this date in the amount of \$ 10,500.00 , payable in 60 monthly instalments of \$ 175.00 , and to secure the payment thereof and any future loans and advances from the Mortgagee, BLAZER FINANCIAL SERVICES, INC. and assigns, to the Mortgageor(s), and also in consideration of the further sum of THREE DOLLARS, to the Mortgageor(s) paid by the Mortgagee 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 Mortgagee BLAZER FINANCIAL SERVICES, INC. OF S. C. , the following described real property:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina in the Fifth ward of the City of Greenville, having a frontage of 52 feet on the North side of Birnie Street, and extending back to an alley which runs along the right of way of the C&G Railway.

Beginning at an iron pin on the N. E. side of Birnie Street, and running thence N. 35-45 E. 193.4 feet to an iron pin on the right of way of the C & G Railroad; thence along said right of way S. 35-07 E. 65 feet to an iron pin; thence S. 39 W. 172 feet to an iron pin on Birnie Street; thence along Birnie Street N. 54-.08 W. 52 feet to the beginning, being the same land conveyed to us, said L.B. Ferguson and Mae Dee Ferguson by W. A. Bates by Deed recorded in the R. M. C. Office for said Greenville County in Deed Book 193, page 306. ( DERIVATION CLAUSE: GRANTOR: MAMIE BRADFORD DATE: 01-14-66 )

Known as 312 Birnie Street and being in Tax District 500-Sheet 55-Block 3-4 of 6. 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 said Mortgagee BLAZER FINANCIAL SERVICES, INC. OF S. C. 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, less any refunds or credits due Mortgageor(s).

And It Is Further Agreed, That said Mortgageor(s) shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt, less any refunds or credits due Mortgageor(s), 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 mortgage, and shall be included in judgment of foreclosure.

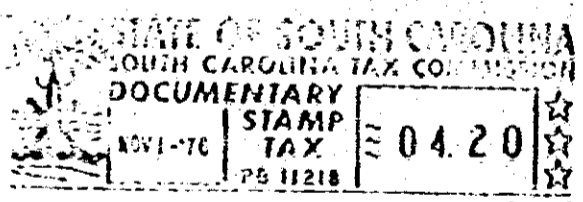
WITNESS HAND and SEAL this 22 day of October, 1976.

SIGNED, SEALED and DELIVERED IN THE PRESENCE OF

*[Signatures of William F. Young and Minnie Frances Young]*

*[Signature of William F. Young]* (L.S.)  
*[Signature of Minnie Frances Young]* (L.S.)

STATE OF SOUTH CAROLINA,  
County of Greenville  
Personally appeared before me Joseph T. Barksdale



and made oath that he saw the within-named William F. & Minnie Frances Young sign, seal, and as their act and deed, deliver the within-written Mortgage; and that with Douglas W. Curry witnessed the execution thereof. Joseph T. Barksdale

Sworn to before me this 22 day of October, A.D. 1976

*[Signature of Douglas W. Curry]* (L.S.)  
Notary Public for South Carolina  
My Commission expires December 10, 1979

*[Signature of Joseph T. Barksdale]*

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA,  
County of Greenville  
I, *[Signature]*, do hereby certify unto all whom it may concern, that Mrs. Minnie Frances Young the wife of the within-named William F. Young 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 Mortgagee BLAZER FINANCIAL SERVICES, INC. OF S. C. 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 day of 22 October, A.D. 1976

*[Signature]* (L.S.)  
Notary Public for South Carolina  
My Commission expires December 10, 1979

*[Signature of Minnie Frances Young]*

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