

15 E. Coffee St. 224 F117
K. S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1382 PAGE 876

STATE OF SOUTH CAROLINA,)
County of GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That **THOMAS B. AND RUTH RICHARDS**

Mortgagor(s)
in consideration of a loan of this date in the amount of \$ 9,420.00 , payable in 60 monthly
instalments of \$ 157.00 and to secure the payment thereof and any future loans and advances from the
Mortgagee, **BLAZER FINANCIAL SERVICES, INC.** and assigns, to the Mortgagor(s), and also in consideration of the
further sum of THREE DOLLARS, to the Mortgagor(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 certain piece, parcel or lot of land, with the buildings and improvements
thereon, lying and being on the southerly side of Yeoman Street, near the City of
Greenville, S.C., being known and designated as a portion of Lot No. 74 on final
plat of Chestnut Hills No. 1, as recorded in the R.M.C. office for Greenville
County, S.C. in plat Book 00, Page 83, and having according to a more recent survey
entitled "Property of Jack S. Wilson", dated December, 1964 and prepared by Dalton
& Neves, Engineers, the following metes and bounds, to-wit: Beginning at an iron pin
on the southerly side of Yeoman Street, joint front corner of Lots 73 and 74, and
running thence along the common line of said lots, along which there is a drainage
easement of five feet on each side, S 15-59 W 150 feet to an iron pin; thence N 73-
-23 W 70.6 feet to an iron pin in the line of Lot 75; thence with the common line of
Lots 74 and 75 N 11-59 E 150 feet to an iron pin on the southerly side of Yeoman
Street; thence with the southerly side of Yeoman Street S 73-39 E 72 feet to an iron
pin; thence continuing with said street S 74-01 E 13 feet to an iron pin, the point
of beginning. DERIVATION CLAUSE: GRANTOR: FEDERAL HOUSING ADMINISTRATION DATE 11-18-
Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging. 65
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 Mortgagor(s).

And It is Further Agreed, That said Mortgagor(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 Mortgagor(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 Mortgagor(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 Mortgagor(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 Mortgagor(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 5 day of NOVEMBER, 19 76

SIGNED, SEALED and DELIVERED
IN THE PRESENCE OF

[Handwritten signature]

Thomas B. Richards (L.S.)
Ruth P. Richards (L.S.)

STATE OF SOUTH CAROLINA,)
County of Greenville)

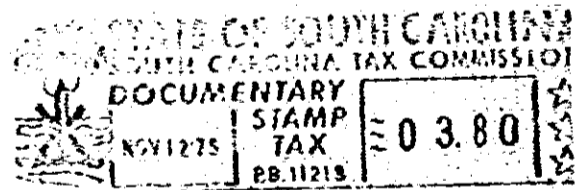
JOSEPH T. BARKSDALE

Personally appeared before me

and made oath that he saw the within-named **THOMAS B. AND RUTH RICHARDS** sign, seal, and,
as their act and deed, deliver the within-written Mortgage; and that
witnessed the execution thereof.

Sworn to before me this 5 day of November, A.D. 19 76

Notary Public for South Carolina (L.S.)
My Commission expires 12-10-1979



RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA,)
County of Greenville)

I, **DOUGLAS W. CURRY** , do hereby certify unto all whom it
may concern, that **Mrs. RUTH RICHARDS** the wife of the within-named **THOMAS B. RICHARDS**
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 5 day of November, A.D. 19 76

Notary Public for South Carolina (L.S.)
My Commission expires 12-10-1979

Ruth P. Richards (L.S.)

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