

15 B. Collier St.

GREENVILLE CO. S. C.

OCT 3 10 00 AM '77

MORTGAGE OF REAL ESTATE
R.M.C.

BOOK 1411 PAGE 859

STATE OF SOUTH CAROLINA,)
County of GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That **LLOYD R. ANB MARY PAULINE BALLEW** Mortgageor(s)
in consideration of a loan of this date in the amount of \$ **15236.40** , payable in **60** monthly
instalments of \$ **253.94** , 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

, the following described real property:

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. 58-58 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 BEING THE IDENTICAL PROPERTY CONVEYED TO THE GRANTOR HERBIN BY DEED OF FRANK P. MCGOWAN, JR., MASTER, DATED JUNE 3, 1970 AND RECORDED THAT SAME DATE IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA IN DEED BOOK 891 AT PAGE 163.

This being the same property as conveyed to the Mortgageor by deed of William R. Timmons, Jr. and being recorded in the R.M.C. Office for Greenville County on November 6, 1958.

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** 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 changeable 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 26 day of **SEPTEMBER**, 1977.
SIGNED, SEALED and DELIVERED)
IN THE PRESENCE OF)
Judy R. Lea)
Lloyd R. Ballew (L.S.)
Mary Pauline Ballew (L.S.)
(L.S.)

STATE OF SOUTH CAROLINA,)
County of GREENVILLE)
Personally appeared before me **JUDY LEA**

and made oath that she saw the within-named **LLOYD R. AND MARY PAULINE BALLEW** sign, seal, and, as their act and deed, deliver the within-written Mortgage; and that **JUDY LEA** with **D. W. CURRY** witnessed the execution thereof.

Sworn to before me this 26 day of **SEPTEMBER**, A.D. 1977)
Judy R. Lea (L.S.)
Notary Public for South Carolina
My Commission expires **12-10/1979**

Judy R. Lea

RENUNCIATION OF DOWE

STATE OF SOUTH CAROLINA,)
County of GREENVILLE)

I, **D. W. CURRY** do hereby certify unto all whom it may concern, that Mrs. **MARY PAULINE BALLEW** the wife of the within-named **LLOYD R. BALLEW** 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**

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 26 day of **SEPTEMBER**, A.D. 1977)
D. W. Curry (L.S.)
Notary Public for South Carolina
My Commission expires **12-10/1979**

Mary Pauline Ballew
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