

MORTGAGE OF REAL ESTATE

1416 449

STATE OF SOUTH CAROLINA )
County of Greenville )
TO ALL WHOM THESE PRESENTS MAY CONCERN

Know All Men, That Bobby Charles Waters and Jo Ann Waters Mortgagee(s)
in consideration of a loan of this date in the amount of \$ 6720.00 payable in 48 monthly
instalments of \$ 140.00 and to secure the payment thereof and any future loans and advances from the
Mortgagee, BLAZER FINANCIAL SERVICES, INC. and assigns, to the Mortgagee(s), and also in consideration of the
further sum of THREE DOLLARS, to the Mortgagee(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. the following described real property:

ALL that piece, parcel or lot of land situate, lying and being on South Street
near the Town of Taylors, in the County of Greenville, State of South Carolina
and known and designated as Lot No. 62 of a subdivision, plat entitled "Section
1, Subdivision for Burlington Industries, Inc." which plat is recorded in the
R.M.C. Office for Greenville County in Plat Book JJJ at Page 10; said lot having
such metes and bounds as shown thereon.

This property is conveyed subject to restrictions and easements or rights of
way, if any, of record.

Derivation Clause

William O. Bensch and Shirley B. Bensch Date April 7, 1972

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.
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 Mortgagee(s).

And It is Further Agreed, That said Mortgagee(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 Mortgagee(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 Mortgagee(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 Mortgagee(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 Mortgagee(s) a reasonable sum as attorney's fee, which shall be secured by this mortgage,
and shall be included in judgment of foreclosure.

WITNESS my HAND and SEAL this 15 day of November, 1977.

SIGNED, SEALED and DELIVERED )
IN THE PRESENCE OF )
Bobby Charles Waters (L.S.)
Shirley B. Bensch (L.S.)
William O. Bensch (L.S.)
Martha Hardwick (L.S.)

STATE OF SOUTH CAROLINA )
County of Greenville )
Personally appeared before me Martha Hardwick
and made oath that she saw the within named Bobby Charles Waters and Jo Ann Waters sign, seal, and
as their act and deed, deliver the within written Mortgage, and that Martha Hardwick
witnessed the execution thereof.
Sworn to before me this 15th day of November, A.D. 1977.
D. W. Curry
Notary Public for South Carolina (L.S.)
My Commission expires 12-10-1979.

RENUNCIATION OF DOWER
STATE OF SOUTH CAROLINA )
County of Greenville )
I, D. W. Curry, do hereby certify unto all whom it
may concern, that Mrs. Jo Ann Waters the wife of the within named Bobby Charles Waters
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.
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 15th day of November, A.D. 1977.
Notary Public for South Carolina (L.S.)
My Commission expires 12-10-1979. (L.S.)

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