

MORTGAGE OF REAL ESTATE

1416 1627

STATE OF SOUTH CAROLINA, County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That Joe Ben Jones Mortgagee(s) in consideration of a loan of this date in the amount of \$ 8940.00 payable in 60 monthly installments of \$ 149.00 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 SER. INC. OF SOUTH CAROLINA the following described real property. All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 67 and a part of Lot No.68, Sylvan Hills, as shown on a plat of said subdivision, which plat is of record in the R.M.C. Office for Greenville County, South Carolina, in Plat Book S, at Page 103, reference to said plat being craved for a metes and bounds description thereof.

This conveyance is made subject to all restrictions, easements, set back lines, road ways and and rights of way, if any, appearing of record, on the recorded plat, or on the premises which may affect the property hereinabove described.

This is the identical property conveyed to the grantor herein by deed of Otis L. McCarter dated 6/12/64 and recorded 6/15/64, in the R.M.C. Office for Greenville County, S.C., in Deed Book 751, at Page 90.

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

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 HAND and SEAL this 21st day of November, 1977.

SIGNED, SEALED and DELIVERED IN THE PRESENCE OF

Thomas L. Allen, Donna Paddie

Handwritten signatures and initials, including 'J.B. Jones' and 'T.L. Allen', with '(L.S.)' and '3.' markings.

STATE OF SOUTH CAROLINA, County of Greenville

Personally appeared before me and made oath that he saw the within-named as his act and deed, deliver the within-written Mortgage; and that witnessed the execution thereof.

Sworn to before me this 21st day of November, A.D. 1977

Thomas L. Allen, Notary Public for South Carolina, My Commission expires 8/23, 1977.

Thomas L. Allen, Donna Paddie

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA, County of Greenville

I, Thomas L. Allen, do hereby certify unto all whom it may concern, that Mrs. Bernice Jones the wife of the within-named Joe Ben Jones 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

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 21st day of November, A.D. 1977

Thomas L. Allen, Notary Public for South Carolina, My Commission expires 8/23, 1977. Bernice Jones (L.S.)

GCTO -2 NO23 77

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RECORDED NOV 23 1977 At 11:27 A.M.

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