

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,)
County of Greenville)

TO ALL WHOM THESE PRESENTS MAY CONCERN

Know All Men, That James L. Higdon and Carol E. Higdon Mortgageor(s)
in consideration of a loan of this date in the amount of \$ 15,236.40 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
present 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 in the County of Greenville, State
of South Carolina, near the City of Greenville situate, lying and being on
the western side of Kathryan Court and known and designated as lot 32 on
plat of Chestnut Hills, No. 1, said plat being recorded in the RMC office
for Greenville County in Plat Book QQ page 83 and having according to said
plat the following metes and bounds, to-wit: Beginning at an iron pin on
the western side of Kathryan Court at the joint front corner of lots 31 and
32 and running thence with the Western side of said Court N. 2-05 W. 80 feet
to an iron pin at the common corner of lot 33 thence with the line of said
lot S. 87-35 W. 130 feet to an iron pin; thence S. 2-05 E. 80 feet to an
iron pin, the common corner of lot 31; thence with the line of said lot
n. 87-55 E. 130 feet to an iron pin, the point of beginning.

Derivation clause: Aston Marion Krell, Jr., & Jessie F. Krell - Grantor
Date-6-10-71

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 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 8th day of December 1977
SIGNED, SEALED and DELIVERED)
IN THE PRESENCE OF)
[Signature]) (LS.)
[Signature]) (LS.)
[Signature]) (LS.)
[Signature]) (LS.)

STATE OF SOUTH CAROLINA,)
County of Greenville) John T. Carroll

Personally appeared before me
and made oath that he saw the within named James L. Higdon & Carol E. Higdon sign, seal, and,
as their act and deed, deliver the within written Mortgage, and that
witnessed the execution thereof. John T. Carroll with D. W. Curry

Sworn to before me this 8th day of December A.D. 1977)
[Signature]) (LS.)
Notary Public for South Carolina
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. Carol E. Higdon the wife of the within named James L. Higdon
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 8th day of December A.D. 1977)
[Signature]) (LS.)
Notary Public for South Carolina) (LS.)
My Commission expires 12-10 1977

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