

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,)
County of Greenville)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That **Willie Ree Smith Sherman** formerly known as **Willie Ree Smith** (Mortgagor(s)) in consideration of a loan of this date in the amount of \$ 6000.00 , payable in 60 monthly instalments of \$ 100.00 , 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.** , the following described real property:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 4, Plat of Property of Jeanne D. Threatt, made by J. Mac Richardson June 28, 1960, having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of Lot No. 3 which iron pin is 494.2 feet from an iron pin on the White Horse Road; and running thence N. 4-46 W. 115.3 feet to an iron pin; thence S. 86-00 W. 87.4 feet to an iron pin; thence S. 4-03 E. 115.3 feet to an iron pin; thence N. 85-48 E. 88.8 feet to an iron pin, the point of beginning.

There is a twelve foot easement for a driveway reserved on the above mentioned plat over the eastern side of this lot which extends from White Horse Road and is to remain open for egress and ingress and is fifteen feet in width 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 Mortgagor(s).

And It is Further Agreed, That said Mortgagor(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 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 BY HAND and SEAL this 12th day of January 1978 .

SIGNED, SEALED and DELIVERED IN THE PRESENCE OF

John T. Carroll

(L.S.)

Willie Ree Smith (L.S.)
Willie Ree Smith Sherman (L.S.)

(L.S.)

STATE OF SOUTH CAROLINA,)
County of Greenville)

Personally appeared before me **John T. Carroll** **Willie Ree Smith Sherman** formerly sign, seal, and, and made oath that he saw the within-named **Willie Ree Smith** known as **Willie Ree Smith** as her act and deed, deliver the within-written Mortgage; and that **John T. Carroll** **D. W. Curry** witnessed the execution thereof.

Sworn to before me this 12th day of January, A.D. 19 78)

John T. Carroll

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

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA,)
County of)

I, _____, do hereby certify unto all whom it may concern, that Mrs. _____ the wife of the within-named _____ 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 _____ day of _____, A.D. 19 _____)

Notary Public for South Carolina (L.S.)
My Commission expires _____, 19 _____)

(CONTINUED ON NEXT PAGE)

GCTC
-- JAI 9 78

725

2.50C1

0400

4328 RV-27