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BOOK 1403 PAGE 716

MORTGAGE OF REAL ESTATE

158. Call 51
STATE OF SOUTH CAROLINA,
County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That Jimmie Keller and Margaret Keller Mortgageor(s)
in consideration of a loan of this date in the amount of \$ 19320.00 , payable in 84 monthly
instalments of \$ 230.00 , 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 Fin. Ser. Inc the following described real property:

ALL that piece, parcel or Lots of land, with all improvements thereon
situated lying and being in Greenville County State of South Carolina
and shown as Lot 28 on plat of Poplar Circle by initial R L Bruce RLS
Dated December 1963 and recorded in the RMC Office for Greenville County
in Plat Book QQ at Page 183 and having according to said plat the
following metes and bounds to-wit;

BEGINNING at a point on the eastern side of Nandina Ave. at the Joint
front corner Lots 26 and 28 running thence North 19-28 East 125.0 feet
to the intersection of Nandina Ave. and Plum Dr., thence around said
intersection thereof which is South 115 feet thence South 59-56 West 80
feet thence North 74-78 West 83.8 feet to the beginning

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 FIN. SER. 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 16th day of December 1978

SIGNED, SEALED and DELIVERED
IN THE PRESENCE OF

Michael E. Sollers
Donna Paddie

Jimmie Keller (L.S.)
Margaret L Keller (L.S.)

STATE OF SOUTH CAROLINA,
County of Greenville

Personally appeared before me Mike E. Sollers
and made oath that he saw the within-named Jimmie Keller & Margaret L. Keller, and,
as his act and deed, deliver the within-written Mortgage; and that
witnessed the execution thereof.

Sworn to before me this 16th
day of December, A.D. 1978

Donna Paddie (L.S.)
Notary Public for South Carolina
My Commission expires 4-11-1982

NOTARY PUBLIC
STAMP TAX 04.40
Donna Paddie
Mike E. Sollers

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA,
County of Greenville

I, Donna Paddie, do hereby certify unto all whom it
may concern, that Mrs. Margaret Keller the wife of the within-named Jimmie Keller
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 Fin. S r. 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 16th
day of December, A.D. 1978

Donna Paddie (L.S.)
Notary Public for South Carolina
My Commission expires 4-11-1982

Margaret L Keller (L.S.)

Title in name of Jimmy C. Keller received from Broadriver Village Inc. Dated and recorded 9/5/68 Vol. 851 Pg. 483

0.716

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