

GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

Total of Payments \$15,000.00

BOOK 1403 PAGE 36

STATE OF SOUTH CAROLINA,
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That James L. Higdon & Carole E. Higdon

in consideration of a loan of this date in the amount financed of \$ 9845.07 with interest, payable in 60 monthly instalments of \$ 250.00 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, the following described real property:

Blazer Financial Services, Inc.
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 R.M.C. 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. 2-65 E. 80 feet to an iron pin, the common corner of lot 31; thence with the line of said lot No. 87-55 E. 130 feet to an iron pin, the point of beginning. Dorr: 08918 Pg. 74 From Aster Martin Krell
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 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 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 my HAND and SEAL this 21st day of February, 1979.

SIGNED, SEALED and DELIVERED IN THE PRESENCE OF

Judith R. Lea

James L. Higdon (L.S.)
Carole E. Higdon (L.S.)

STATE OF SOUTH CAROLINA,
County of Greenville

Personally appeared before me Judy Lea and made oath that she saw the within-named James L. Higdon & Carole E. Higdon sign, seal, and as their act and deed, deliver the within-written Mortgage; and that Judy Lea with D. W. Curry witnessed the execution thereof.

Sworn to before me this 21st day of February, A.D. 1979

Notary Public for South Carolina My Commission expires 12-10, 1979.

Judy Lea

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. Carole 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 21st day of February, A.D. 1979

Notary Public for South Carolina My Commission expires 12-10, 1979.

Carole E. Higdon (L.S.)

0840-40 (South Carolina) 12/78

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements, rights of way, if any, affecting the above described property.

RECORDED FEB 22 1979 at 2:32 P.M. #24265

U.S. District Court
S.C. 11

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