

SELF CO. S.C.  
J 53 AM '79  
M.C. BERSLEY

**MORTGAGE OF REAL ESTATE**

BLAZER FINANCIAL SERVICES  
115 W. ANTRIM DRIVE  
GREENVILLE, SC 29607

BOOK 1481 PAGE 848

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

GROSS: 7020.00

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That **AUCHIN K. AND JEAN B. BANERJEE** Mortgageor(s)  
in consideration of a loan of this date in the amount financed of \$ 4607.49 , with interest, payable in 60

monthly instalments of \$ 117.00 , 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 FINANCIAL SERVICES, INC. , the following described real property:

ALL that piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being on the southeastern corner of the intersection of Winterfield Place and Charter Oak Drive in Greenville County S.C. being known and designated as Lot No. 221 as shown on a plat of Peppertree Section 2 amde by Piedmont Engineers & Architects dated July 15, 1972, recorded in the RMC Office for Greenville, County, S.C. in Plat Book 4R at Page 19, and also shown on the revised plat thereof, recorded in Plat Book 4X, Page 3, and having, according to said plat, the following metes and bounds to-wit;

BEGINNING at an iron pin on the northeastern side of Charter Oak Drive at the joint corner of Lots Nos. 220 and 221 and running thence with the northeasetern side of Charter Oak Drive, N. 63-00 W. 70.0 feet to an iron pin; thence along the curve of the intersection of Charter Oak Drive and Winterfield Place, the chord of whis is N. 13-30 W. 32.4 feet to an iron pin; thence along the curve of the intersection of Charter Oak Drive and Winterfield Place, the chord of which is N. 13-30 W. 32.4 feet to an iron pin on the southeastern side of Winterfield Place, the following courses and distances:

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 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 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 24th day of SEPTEMBER, 1979

SIGNED, SEALED and DELIVERED  
IN THE PRESENCE OF

*Allen Gibson*

*Auchin K. Banerjee* (L.S.)

*Jean B. Banerjee* (L.S.)

\_\_\_\_\_(L.S.)  
\_\_\_\_\_(L.S.)

STATE OF SOUTH CAROLINA,  
County of GREENVILLE  
Personally appeared before me **Allena Gibson**

and made oath that **SHE** saw the within-named **AUCHIN K. AND JEAN BANERJEE** sign, seal, and as **HIS** act and deed, deliver the within-written Mortgage; and that with **JOHN ENGBL** with **ALLENA GIBSON** witnessed the execution thereof.

Sworn to before me this 24th day of September, A.D. 1979

*Donna Stegall* (L.S.)  
Notary Public for South Carolina  
My Commission expires 4-11-1988

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
0108

**RENUNCIATION OF DOWER**

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

I, **DONNA K. STEGALL** do hereby certify unto all whom it may concern, that Mrs. **JEAN B. BANERJEE** the wife of the within-named **AUCHIN K. BANERJEE** 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 24th day of September, A.D. 1979

*Donna Stegall* (L.S.)  
Notary Public for South Carolina  
My Commission expires 4-11-1988

*Jean B. Banerjee* (L.S.)

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