

GREENVILLE, S.C.
STATE OF SOUTH CAROLINA
County of GREENVILLE

MORTGAGE OF REAL ESTATE

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

GROSS: \$64080.00

BOOK 1481 PAGE 850

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That **JAMES O. SR. AND BETTY SIMMONS** Mortgageor(s)
in consideration of a loan of this date in the amount financed of \$ 26190.94 with interest, payable in 144
monthly instalments of \$ 445.00 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 certain piece, parcel or lot of land being known and designated as
Lot No. 120, Section III, of Subdivision known as Poinsetta, said Subdivision
being situated within the corporate limits of the Town of Simpsonville, plat
of said subdivision being recorded in the RMC Office for Greenville County
in Plat Book PPP at page 141.

A more particular description of said above numbered lot may be had by ref-
erence to said plat.
The above numbered lot was conveyed to the grantor by deed recorded in the
RMC Office for Greenville County in Deed Volume 882 at page 290.
Title to property was received from Walter M. and Deanna M. Gruzs by Deed
dated 8-18-72, Recorded in Volume 952, Page 397, recorded 8-21-72.

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 19th day of September, 1979
SIGNED, SEALED and DELIVERED)
IN THE PRESENCE OF)
Allen Gibson (L.S.)
Betty C. Simmons (L.S.)

(L.S.)

STATE OF SOUTH CAROLINA,)
County of GREENVILLE)
Personally appeared before me *Allen Gibson*,
and made oath that SHE saw the within-named **JAMES O. SR. & BETTY C. SIMMONS** sign, seal, and,
as HIS act and deed, deliver the within-written Mortgage; and that with
witnessed the execution thereof.
Sworn to before me this 19th)
day of September, A.D. 1979)
Donna K. Stegall (L.S.)
Notary Public for South Carolina
My Commission expires 4-11-1979.

Allen Gibson
ALLEN GIBSON
John Engel
JOHN ENGEL

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
COMMISSARY
TAX

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. **BETTY C. SIMMONS** the wife of the within-named **JAMES O. SIMMONS SR.**
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 19th)
day of September, A.D. 1979)
Donna K. Stegall (L.S.)
Notary Public for South Carolina
My Commission expires 4-11-1988.
Betty C. Simmons (L.S.)

RECORDED SEP 25 1979
0840-40 (South Carolina) 12-78
at 9:58 A.M.

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850

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