

FILED GREENVILLE S.C. MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, County of Greenville TO ALL WHOM THESE PRESENTS MAY CONCERN

115 West Antrim Drive Greenville, Sc 29607

Know All Persons, That Betty F. Bruster Mortgageor(s) in consideration of a loan of this date in the amount financed of \$ 4990.14 with interest, payable in 60 monthly installments of \$ 135.00 and to secure the payment thereof and any future loans and advances from the Mortgagee. Blazer Financial Services, Inc of South Carolina 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. of South Carolina the following described real property:

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Roosevelt Avenue in the City of Greenville in the County of Greenville, State of South Carolina, and known and designated as Lot No. 12 of a subdivision known as Roosevelt Heights, plat of which is recorded in the R. M. C. Office for Greenville County in Plat Book 000 at Page 53, and having such metes and bounds as shown thereon.

This is the same property as conveyed to the Mortgageor by deed of Carolina Rentals, Inc. and recorded in the R. M. C. Office for Greenville County on October 14, 1968.

This is also the same undivided one-half property conveyed to the Mortgageor by deed of Richard Bruster, Jr. and recorded in the R. M. C. Office for Greenville County on November 12, 1976.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anyway incident or appertaining.

TO HAVE AND TO HOLD said premises unto said Mortgagee Blazer Financial Services, Inc. of South Carolina 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 our HAND and SEAL this 21st day of December 19 84 SIGNED, SEALED and DELIVERED IN THE PRESENCE OF Betty F. Bruster (L.S.) Betty F. Bruster (L.S.)

STATE OF SOUTH CAROLINA, County of Greenville Personally appeared before me C. Ronald Hinson and made oath that he saw the within-named Betty F. Bruster sign, seal, and as her act and deed, deliver the within-written Mortgage, and that he with D. W. CURRY witnessed the execution thereof. Sworn to before me this 21st day of December 19 84 Notary Public for South Carolina My Commission expires 08-23-89 19

RENUNCIATION OF DOWER STATE OF SOUTH CAROLINA, County of Not Married 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 19 Notary Public for South Carolina My Commission expires 19

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX \$01.50

RECORDED DEC 27 1984 at 11:36 A.M.