

FILED
GREENVILLE CO S.C.

(Total of Payments \$70800.00)
MORTGAGE OF REAL ESTATE

1595 910

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

115 W. Antrim Drive

Know All Persons That James Olin Simmons and Betty C. Simmons ----- Mortgageor(s)
in consideration of a loan of this date in the amount financed of \$ 31606.18 , with interest, payable in 120
monthly installments of \$ 590.00 , 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 certain piece, parcel or lot of land being known and designated as Lot No. 120,
Section III, of Subdivision known as POINSETTIA, 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 reference to said plat.

The above numbered lot was conveyed to the mortgageor by deed recorded in the RMC Office for
Greenville County in Deed Volume 952 at page 397.

This is the same property conveyed to the mortgageor herein by deed from Walter M.
Gruzs and Deanna M. Gruzs, dated 8/18/72, recorded 8/21/72 in the RMC Office of
Greenville County in Book 952, page 397.

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. 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 24th day of February, 1983
SIGNED, SEALED and DELIVERED)
IN THE PRESENCE OF)
[Signature])
[Signature])
[Signature] (L.S.)
[Signature] (L.S.)
[Signature] (L.S.)
[Signature] (L.S.)

STATE OF SOUTH CAROLINA,)
County of Greenville)

Personally appeared before me Tim Lee
and made oath that he saw the within-named James Olin Simmons and Betty C. Simmons sign, seal, and
as The deed and deed, deliver the within-written Mortgage; and that
witnessed the execution thereof. Tim Lee with Douglas W. Curry

Sworn to before me this 24th day of February, 1983.
[Signature] (L.S.)
Notary Public for South Carolina
My Commission expires (8-23-89) 19

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA)
County of Greenville)

I, Douglas W. Curry ----- do hereby certify unto all whom it
may concern, that Mrs. Betty C. Simmons the wife of the within-named James Olin Simmons
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.,
of South Carolina 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 February, 1983.
[Signature] (L.S.)
Notary Public for South Carolina
My Commission expires (8-23-89) 19

[Signature] (L.S.)
(Betty C. Simmons)

910

4328-RV-21