

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
County of GREENVILLE

GROSS: 9660.00

2005 1496 67

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That **JOHN T. BAILEY AND JOYCE ANN E. BAILEY** Mortgageor(s)
in consideration of a loan of this date in the amount financed of \$ **6340.22** with interest, payable in **60**

monthly instalments of \$ **161.00** and to secure the payment thereof and any future loans and advances from the Mortgage, **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 in Greenville, County, State of South Carolina beginning at an iron pin, common corners of Earle and O'Neal, thence N. 56-30 E. 210 feet to a stake; thence S. 30-00 W. 210 feet to a stake; thence S. 56-30 W. 210 feet to a stake; thence N. 30-00 E. 210 feet to the point of beginning, containing one (1) acre, more or less.

The above described property is a portion of a two and one half acre tract deeded to T. B. and Blakie O. Earle from Raymond O'Neal and Bessie McK. O'Neal, his wife, on January 24, 1959, and is recorded in the Office of the R. M. C. for Greenville County, South Carolina in Deed Book 616, at page 13, and this being the same property conveyed to the Grantors from T. B. and Blakie O. Earle on August 5, 1960, and recorded in the R. M. C. Office of Greenville County, South Carolina in Deed Book 656, at page 543, and Page 544.

BEING the same property conveyed to T. B. Earle, and Blakie O. Earle by Paul B. Carson and Joyce Carson on March 17, 1964, and recorded on April 11, 1964 as noted in Deed Book

746 at Page 186 in the Office of the R. M. C. for Greenville County

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 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 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 19 day of February, 19 80.

SIGNED, SEALED and DELIVERED
IN THE PRESENCE OF

Brian D. Duncan
Allena T. Gibson

John T. Bailey (L.S.)
Joyce Ann Bailey (L.S.)

(L.S.)

STATE OF SOUTH CAROLINA,
County of GREENVILLE

Personally appeared before me **Donna L. Stegall**

and made oath that She saw the within-named **John T. Bailey and Joyce A. Bailey** sign, seal, and, as His act and deed, deliver the within-written Mortgage; and that witnessed the execution thereof.

Sworn to before me this 19 day of February, A.D. 1980)

Brian D. Duncan *Allena T. Gibson*
Brian D. Duncan Allena T. Gibson

Donna L. Stegall
Notary Public for South Carolina
My Commission expires 4-11-1986

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA,
County of GREENVILLE

I, **DONNA L. STEGALL**, do hereby certify unto all whom it may concern, that Mrs. **Joyce A. Bailey** the wife of the within-named **John T. Bailey** 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 19 day of FEBRUARY, A.D. 1980)

Donna L. Stegall (L.S.)
Notary Public for South Carolina
My Commission expires 4-11-1986

Joyce Ann Bailey (L.S.)

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