

MAR 6 11 49 AM '78

MORTGAGE OF REAL ESTATE

BOOK 1428 PAGE 170

JOHNIE S. TAMMERSLEY
STATE OF SOUTH CAROLINA,
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That Charles N. Thomas and Clovie E. Thomas Mortgageor(s) in consideration of a loan of this date in the amount of \$ 9300.00 payable in 60 monthly instalments of \$ 155.00 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 lot of land in the County of Greenville, State of South Carolina, being shown as Lot No. 29, Section II, on plat of Berea Forest, recorded in the RMC Office for Greenville County in Plat Book 4N at page 76, and having, according to said plat, the following notes and bounds, to wit: BEGINNING at an iron pin on the southwestern side of Berea Forest Circle at the corner of Lot No. 28 and running thence with said Circle, S. 29-05 E., 70 feet to an iron pin; thence with the intersection of said Circle, S. 15-55 W., 35.35 feet to an iron pin; thence with said Circle, S. 60-55 W., 105 feet to an iron pin; thence along the center of a 10 foot drainage easement, N. 29-05 W., 95 feet to an iron pin; thence N. 60-55 E., 130 feet to the point of beginning.

THIS is the identical property conveyed to the Grantor by deed of Ronald Morgan and Rosalie L. Morgan, recorded in Deed Book 1032 at page 839 on March 11, 1976 in the RMC Office for Greenville County.

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 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 my HAND and SEAL this 31st day of March, 1978.

SIGNED, SEALED and DELIVERED
IN THE PRESENCE OF

[Signature]
[Signature]

Charles N. Thomas (L.S.)
Clovie E. Thomas (L.S.)

(L.S.)

STATE OF SOUTH CAROLINA,
County of Greenville

Personally appeared before me D. W. Curry and made oath that he saw the within-named Charles N. Thomas and Clovie E. sign, seal, and as their act and deed, deliver the within-written Mortgage; and that D.W. Curry with Thomas witnessed the execution thereof. Tommy Carroll

Sworn to before me this 31st day of March, A.D. 1978

Tommy Carroll (L.S.)
Notary Public for South Carolina
My Commission expires 12-10-1979

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA,
County of Greenville

I, D.W. Curry do hereby certify unto all whom it may concern, that Mrs. Clovie E. Thomas the wife of the within-named Charles N. Thomas 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 31st day of March, A.D. 1978

Tommy Carroll (L.S.)
Notary Public for South Carolina
My Commission expires 12-10-1979

Clovie E. Thomas (L.S.)

CGTO --- 1 AP 6 78 437 2-SOCI

4328 RV-2