

MORTGAGE OF REAL ESTATE

Being the same property conveyed to the Secretary of Housing and Urban Development by deed of Cameron Brown Company, dated March 11, 1976 and recorded in the RMC Office for Greenville County, dated March 19, 1976 in Deed Book 1032, page 357.

STATE OF SOUTH CAROLINA, )  
County of Greenville )  
DO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That Anthony and Laverne C. Goldsmith in consideration of a loan of this date in the amount financed of \$ 5552.62 with interest, payable in 60 monthly instalments of \$ 141.00 and to secure the payment thereof and any future loans and advances from the Mortgagee, BLAZER FINANCIAL SERVICES, INC. and assigns, to the Mortgagor(s), and also in consideration of the further sum of THREE DOLLARS, to the Mortgagor(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 in the state of South Carolina, County of Greenville, being known and designated as Lot No. 225 on Plat of Pleasant Valley recorded in the Rmc Office for Greenville County, in Plat Book p at Page 93 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Potomac Avenue at the joint front corner of Lots No. 224 and 225 and running thence along the edge of said avenue, N. 89;52 E. 60 feet to an iron pin; thence S. 0-08 E. 160 feet to an iron pin at the joint rear corner of Lots No. 225 and 226; thence s. 89-52 W. 60 feet to an iron pin; thence N. 0-08 W. 160 feet to an iron pin on the southern side of Potomac Avenue being the point of beginning.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, 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 Mortgagor(s).

And It is Further Agreed, That said Mortgagor(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 Mortgagor(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 Mortgagor(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 Mortgagor(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 Mortgagor(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 11TH day of April, 1979.

SIGNED, SEALED and DELIVERED )  
IN THE PRESENCE OF )  
Donna L. Stegall )  
Connie Orr )

Anthony Goldsmith (L.S.)  
Laverne Goldsmith (L.S.)

DOCUMENTARY STAMP  
APR 11 1979

OCTO 1979 APR 11 1516 2.0001

STATE OF SOUTH CAROLINA, )  
County of Greenville )

Personally appeared before me Donna L. Stegall and made oath that she saw the within-named Anthony Goldsmith sign, seal, and as his act and deed, deliver the within-written Mortgage; and that with Donna L. Stegall and Connie Orr witnessed the execution thereof.

Sworn to before me this 11th day of April, A.D. 1979 )  
Notary Public for South Carolina (L.S.)  
My Commission expires 4-11-1983

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. Laverne C. Goldsmith the wife of the within-named Anthony Goldsmith 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 11th day of April, A.D. 1979 )  
Notary Public for South Carolina (L.S.)  
My Commission expires 4-11-1983

Laverne Goldsmith (L.S.)

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