

PH 182

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,)
County of Greenville)

723 Cedar Lane Road
Greenville, SC 29611

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That James Erwin Berger and Ruth M. Berger Mortgageor(s)
in consideration of a loan of this date in the amount financed of \$ 7671.33 , with interest, payable in 84
monthly instalments of \$ 175.00 , 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. of
South Carolina , the following described real property:

ALL that certain piece, parcel or lot of land, situate, lying and being in the
County of Greenville, State of South Carolina, being shown as all of Lot No. 28 on
Plat of Farmington Acres, which plat was prepared by Carolina Engineering and Sur-
veying Company in December 1962, and is recorded in the R.M.C. Office for Green-
ville County, South Carolina, in Plat Book RR at pages 106 and 107, said lot front-
ing 72.1 feet on the Southeastern side of Claxton Drive, extending back to a depth
of 184 feet on the North side, to a depth of 269.5 feet on the South side and being
259.7 feet across the rear.

Subject to all restrictions, set back lines, roadways, easements and rights-of-way,
if any, appearing of record on the premises, or on the recorded plat, which affect
the property hereinabove described.

Derivation Clause: Carl Eugene Austin June 4, 1976
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 22nd day of July, 19 82.

SIGNED, SEALED and DELIVERED)
IN THE PRESENCE OF)

David E. Swink
William P. Webb

James Erwin Berger (L.S.)
James Erwin Berger (L.S.)
Ruth M. Berger (L.S.)
Ruth M. Berger (L.S.)

STATE OF SOUTH CAROLINA,)
County of Greenville)

Personally appeared before me William P. Webb
and made oath that he saw the within-named James Erwin Berger and Ruth M. Berger sign, seal, and,
as their act and deed, deliver the within-written Mortgage; and that he with D.E. Swink
witnessed the execution thereof.

Sworn to before me this 22nd)
day of July, A.D. 19 82)
David E. Swink (L.S.)
Notary Public for South Carolina
My Commission expires 03-08-89, 19

William P. Webb

NOTARY PUBLIC
STATE OF SOUTH CAROLINA
WILLIAM P. WEBB
117
117

RENUNCIATION OF E

STATE OF SOUTH CAROLINA,)
County of Greenville)

I, David E. Swink, do hereby certify unto all whom it
may concern, that Mrs. Ruth M. Berger the wife of the within-named James Erwin Berger
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 22nd)
day of July, A.D. 19 82)
David E. Swink (L.S.)
Notary Public for South Carolina
My Commission expires 03-08-89, 19

Ruth M. Berger (L.S.)
Ruth M. Berger

0142

4328 RV-2