

115 W. Antrim Dr.
Greenville, S.C. 29607

GREENVILLE CO. S.C.

BOOK 1445 PAGE 133

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That **B. Franklin Boles and Brenda G. Boles** Mortgageor(s) in consideration of a loan of this date in the amount of \$ 15236.40 , payable in 60 monthly instalments of \$ 253.94 , 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 piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Laurens, being known and designated as Lot No. 56 on plat of property of Coachwood Acres, which plat is recorded to said plat, the following metes and bounds, to-wit:
BEGINNING at an iron pin on the western side of Canterbury Trail, joint corner of Lots nos. 55 and 56, and running thence with the joint line of said lots, S. 77-31W. 579 feet to an iron pin; thence S. 52-34 E. 265 feet to an iron pin, joint rear corners of Lots No. 56 and 57; thence with the joint line of said lots, N. 82-20 E. 427.3 feet to an iron pin on the western side of Canterbury Trail; thence with the western side of Canterbury Trail N. 11-15 W. 81.4 feet to an iron pin; thence continuing 2.46 acres and is a portion of the property conveyed to Tom Gibbs by Harold L. Cooper and Renzie L. Cooper by deed dated October 13, 1967 and recorded in Deed Book 180, at Page 214.

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 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 HAND and SEAL this 28th day of August, 1978

SIGNED, SEALED and DELIVERED
IN THE PRESENCE OF

Mike Sollers
Donna Paddie

Benjamin F. Boles (L.S.)
Brenda P. Boles (L.S.)

(L.S.)
(L.S.)

STATE OF SOUTH CAROLINA,
County of Greenville

Personally appeared before me **Mike Sollers** and made oath that he saw the within-named **B. Franklin Boles & BRENDA G. Boles**, sign, seal, and, as his act and deed, deliver the within-written Mortgage; and that he witnessed the execution thereof.

Sworn to before me this 28th day of August, A.D. 1978

Donna Paddie (L.S.)
Notary Public for South Carolina
My Commission expires 4-11-1988

Mike Sollers
Donna Paddie
Mike Sollers
Donna Paddie

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
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RENUNCIATION OF DOWE

STATE OF SOUTH CAROLINA,
County of Greenville

I, **Donna L. Paddie**, do hereby certify unto all whom it may concern, that Mrs. **Brenda G. Boles** the wife of the within-named **B. Franklin Boles** 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 Ser. 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 28th day of August, A.D. 1978

Donna Paddie (L.S.)
Notary Public for South Carolina
My Commission expires 4-11-1988

Brenda P. Boles (L.S.)

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