

MORTGAGE OF REAL ESTATE

1976-002

STATE OF SOUTH CAROLINA, County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN

Know All Men, That Charles Lee Alexander & Margaret Louise Alexander Mortgagee(s) in consideration of a loan of this date in the amount of \$ 21,000.00 payable in 84 monthly instalments of \$ 250.00 and to secure the payment thereof and any future loans and advances from the Mortgagee, BLAZER FINANCIAL SERVICES, INC. and assigns, to the Mortgagee(s), and also in consideration of the further sum of THREE DOLLARS, to the Mortgagee(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 lying in the State of South Carolina, County of Greenville on the North side of Seventh Street in Section 4 of Judson Mill Village near the City of Greenville, being known and designated as Lot No. 53, as shown on plat of Section No. 4 of Judson Mill Village, made by Dalton & Neves, Engineers, January 1941, recorded in Plat Book K at pages 75 and 76 and described as follows:

Beginning at an iron pin on the northern side of Seventh Street, joint front corner of Lot Nos. 53 and 54, said pin also being 79 feet, east from the northeast corner of the intersection of Hawkins Avenue and Seventh Street, and running thence with the line of Lot No. 54, N. 1-42 W. 123.8 feet to an iron pin; thence with the rear line of Lot No. 71, N. 88-16 E. 79 feet to an iron pin; thence with the line of Lot No. 52, S. 1-42 E. 123.65 feet to an iron pin on the northern side of Seventh Street; thence with the northern side of Seventh Street, S. 88-10 W. 79 feet to the beginning.

Together with all and singular the rights, tenements, 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 Mortgagee(s).

And it is Further Agreed, That said Mortgagee(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 Mortgagee(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 Mortgagee(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 Mortgagee(s) hereby assigns, 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 Mortgagee(s) a reasonable sum as attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

WITNESS BY HAND and SEAL this 18th day of January, 1976

SIGNED, SEALED and DELIVERED IN THE PRESENCE OF

STATE OF SOUTH CAROLINA, County of Greenville

Personally appeared before me, Judge D. W. Curry, and made oath that she saw the within named Charles Lee & Margaret Louise Alexander sign, seal, and as their act and deed, deliver the within written Mortgage, and that Judge D. W. Curry with D. W. Curry witnessed the execution thereof.

Sworn to before me this 18th day of January, A.D. 1976. Notary Public for South Carolina My Commission expires 12/31/1976

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. Margaret Louise Alexander, the wife of the within named Charles Lee Alexander 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 18th day of January, A.D. 1976. Notary Public for South Carolina My Commission expires 12/31/1976

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