

GR: ED SC S.C.

1590 242

(Total of Payments \$6470.00)

DEC 21 3 47 AM '82

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA

County of Greenville

115 W. Antrim Drive

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Persons, That John W. Knecht and Alice L. Knecht Mortgageor(s) in consideration of a loan of this date in the amount financed of \$ 3754.18 with interest, payable in 60 monthly installments of \$ 108.00 and to secure the payment thereof and any future loans and advances from the Mortgagee, Blazer Financial Services, Inc. of South Carolina 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 piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, on the southwestern side of LeGrand Boulevard, being known and designated as the major portion of Lot No. 165, as shown on a Plat of Sherwood Forest, recorded in the R. M. C. Office for Greenville County in Plat Book "GG", at Pages 70 and 71, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of LeGrand Boulevard, at the joint front corners of Lots 164 and 165, and running thence S. 48-53 W. 172.9 feet to an iron pin; thence N. 57-26 W. 66.8 feet to an iron pin; thence N. 26-54 E. 186.3 feet to an iron pin on LeGrand Boulevard; thence along the southwestern side of LeGrand Boulevard S. 49-11 E. 135 feet to an iron pin, the beginning corner.

This conveyance is made subject to such easement, rights-of-way and restrictions of record or as appear on the premises.

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 SC - 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.

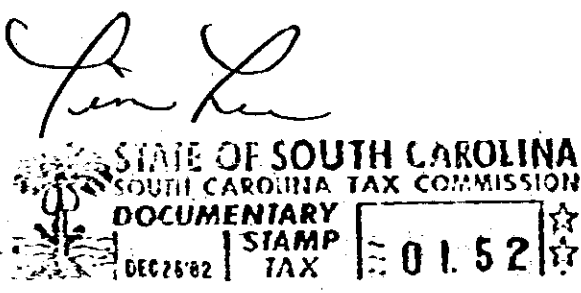
And It Is Agreed by and between the parties that in the case of foreclosure of this mortgage, by suit or otherwise, the Mortgagee shall recover of the Mortgageor(s) a reasonable sum as attorney's fee, which shall be secured by this Mortgage, and shall be included in judgment of foreclosure.

WITNESS Our HAND and SEAL this 23rd day of December, 1982. SIGNED, SEALED and DELIVERED IN THE PRESENCE OF [Signatures] (L.S.) (John W. Knecht) (L.S.) (Alice L. Knecht) (L.S.)

STATE OF SOUTH CAROLINA, County of Greenville

Personally appeared before me Tim Lee and made oath that He saw the within-named John W. Knecht and Alice L. Knecht sign, seal, and, as Their act and deed, deliver the within-written Mortgage; and that He with Douglas W. Curry witnessed the execution thereof.

Sworn to before me this 23rd day of December, 1982. Tim Lee Notary Public for South Carolina My Commission expires (3-23-89)



STATE OF SOUTH CAROLINA, County of Greenville

I, Douglas W. Curry, do hereby certify unto all whom it may concern, that Mrs. Alice L. Knecht the wife of the within-named John W. Knecht 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 23rd day of December, 1982. (L.S.) (Alice L. Knecht) Notary Public for South Carolina My Commission expires (3-23-89)

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