

MAY 24 1973
 DOCUMENTS
 137

NAMES AND ADDRESSES OF ALL MORTGAGORS BRUCE F. BURNS VIOLA BURNS RT 4 TRAVELERS REST, S.C.		MORTGAGEE: CLT. FINANCIAL SERVICES ADDRESS: 10 W. STONE AV. GREENVILLE, S.C.			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	5/22/73	5/28/73	120	4	7/4/73
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
135.00	135.00	6/4/83	\$ 16,200.00	\$ 9529.42	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to the above named Mortgagee in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagee, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate together with all present and future improvements thereon situated in South Carolina, County of GREENVILLE

ALL THAT PIECE, PARCEL OR LOT OF LAND IN PAVIS MOUNTAIN TOWNSHIP, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, NEAR TRAVELERS REST, CONTAINING 3.29 ACRES, MORE OR LESS, KNOWN AS LOT NO. 1 ON PLAT OF PROPERTY OF MILDRED HILLWARD BY W. J. RIDDLE, JULY 28, 1936, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING COUSPES AND DISTANCES;

BEGINNING AT AN IRON PIN, CORNER OF TRACT NO. 2, IN ROAD FROM TRAVELERS REST AND RUNNING THENCE WITH ROAD N. 23-10 E. 210 FEET; THENCE N. 23 W. 184 FEET; THEN N. 89-15 W. 720 FEET TO STONE; THENCE S. 62-30 E. 803 FEET TO THE BEGINNING CORNER. BEING THE SAME PREMISES CONVEYED TO THE GRANTOR HEREIN BY DEED RECORDED IN VOLUME 182, AT PAGE 266.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, liens, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgagee may, but is not obligated to, make such payments or effect insurance in Mortgagee's own name, and such payments and expenditures for insurance shall bear interest at the highest lawful rate if not prohibited by law, shall be a lien hereunder on the above described real estate, and may be enforced and collected in the same manner as the other debt hereby secured.

Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, (I-we) have set (my-our) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered in the presence of

[Signature]
 (Witness)

[Signature]
 (Witness)

[Signature] (I.S.)
 BRUCE F. BURNES

[Signature] (I.S.)
 VIOLA BURNS