

PAID NOV 15 1974 2:00 PM
 DONNIE S. TANKERSLEY

REAL PROPERTY MORTGAGE BOOK 1327 PAGE 659 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS P M C Thomas K. Griffin Marie Griffin Route 75, Box 433 Piedmont, S. C. 29673		MORTGAGEE: C.J.T. FINANCIAL SERVICES, Inc. ADDRESS: 46 Liberty Lane P.O. Box 5755, Sta. B. Greenville, S. C. 29606			
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
	11-13-74	11-13-74	60	20th	12-20-74
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 43.00	\$43.00	11-20-79	\$3750.00	\$ 2710.00	

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 those pieces, parcels or lots of land with improvements lying on the Southern side of Rockvale Drive, the Eastern side of Kenmore Drive and the Southwestern side of Citadel Street in Gantt Township, Greenville County, South Carolina, being shown as Lots Nos. 2 and 3 on a plat of KENMORE TERRACE, prepared by J. Mac Richardson, dated November, 1953, and recorded in the R.M.C. Office for Greenville County, South Carolina, in plat book 44 at page 7, having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Kenmore Drive at the common corner of Lots Nos. 3 and 4, and running thence along the Eastern side of Kenmore Drive N. 0-50 E. 150 feet to an iron pin; thence along the Southern side with the curve of Rockvale Drive, the following chord, courses and distances: N. 31-29 E., 42.6 feet to an iron pin, N. 63-03 E., 15.5 feet to an iron pin, N. 66-55 E., 41 feet to an iron pin and S. 74-34 E., 67.5 feet to an iron pin on the Southwestern side of Citadel Street; thence along the Southwestern side of Citadel Street S. 40-50 E. E. 63.8 feet to an iron pin at the joint front corners of Lots Nos. 1 and 2; thence along the line of Lot No. 1, S. 14-14 E. 152.2 feet to an iron pin at the rear corners of Lots Nos. 1 and 2; thence along the line of Lot No. 4 N. 39-10 W. 150 feet

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.

The above described property is hereby conveyed subject to utility rights-of-way, easements and building restrictions shown on the aforementioned plat and appearing of public record.
 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
Ray P. [Signature]
Richard A. [Signature]
 (Witness)

Thomas K. Griffin (LS.)
 Thomas K. Griffin
Marie Griffin (LS.)
 Marie Griffin

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