

1528 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Louie H. Gambrell Jr. Nancy C. Gambrell 17 Shadow Lane Greenville, S.C. 29637		MORTGAGEE: C.F.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Sta. B Greenville, S.C. 29606			
LOAN NUMBER 28903	DATE 121580	DATE FIRST PAYMENT DUE 12-19-85	NUMBER OF PAYMENTS 19	DATE DUE EACH MONTH 1-19-81	DATE FIRST PAYMENT DUE 1-19-81
AMOUNT OF FIRST PAYMENT \$ 255.00	AMOUNT OF OTHER PAYMENTS \$ 255.00	TOTAL OF PAYMENTS \$ 15300.00	AMOUNT FINANCED \$ 10041.97		

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

NOW, KNOW ALL MEN, that the undersigned (all, if more than one), to secure payment of a Promissory Note of even date from one or more of the above named Mortgages to the above named Mortgagee in the above Total of Payments and all future and other obligations of one or more of the above named Mortgages 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Greenville County, S.C. on west side of Shadow Lane being known and designated as Lot 91 as shown on plat entitled SUPPER HIGHWAY HOMESITES dated May, 1946, prepared by Dalton and Neves recorded in the P.M.C. Office for Greenville County in Plat Book P at Page 53. BEGINNING at an iron pin on the western side of Shadow Lane at the joint front corner of Lots 91 and 92, said iron pin being 849.6 feet from the intersection of Shadow Lane and Meridian Avenue running thence N 88-0 W, 182.5 feet to an iron pin at the joint rear corner of Lots 91 and 92; thence along a 5 foot strip reserved for utilities N 2-0 20 feet to an iron pin at the joint rear corner of Lots 90 and 91; thence S 88-0 E, 182.5 feet to an iron pin on Shadow Lane, at the joint front corner of Lots 90 and 91; thence along Shadow Lane S.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. continue on Page 2. 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 such insurance in Mortgagee's own name and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand, 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 entered and collected in the same manner as the other debt hereby secured.

After Mortgagor has been in default for failure to make a required installment for 30 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 20 days after such notice is sent. If Mortgagor shall fail to cure such default in the manner stated in such notice, or if Mortgagor cures the default after such notice is sent but defaults with respect to a future installment by failing to make payment when due, or if the prospect of payment, performance, or realization of collateral is significantly impaired, the entire balance, less credit for unearned charges, shall, at the option of Mortgagee, become due and payable, without notice or demand. Mortgagor agrees to pay all expenses incurred in making and enforcing any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagee's spouse hereby waive all marital rights, homestead exemption, and any other exemption under South Carolina law.

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

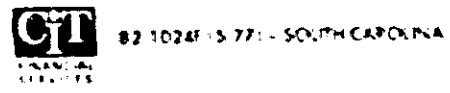
Each of the undersigned agrees that no extension of time or other variation of any obligation secured hereby shall affect his respective obligations hereunder.

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

Witness signatures: [Handwritten signatures]

Louie H. Gambrell Jr. (LS) NANCY C. GAMBRELL



4328 RV-2