

RECORDING FEE

PAID \$2.30

JUL 17 7 47 PM '74

REAL PROPERTY MORTGAGE

BOOK 1300

PAGE

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ORIGINAL

MORTGAGEE Jerry Payne Crystal S. Payne 5th St. Conestee, S. C.		MORTGAGOR CLY. FINANCIAL SERVICES CORP. ADDRESS 46 Liberty Lane P. O. Box 5758, Sta. B Greenville, S. C.			
LOAN NUMBER	DATE 1/11/74	DATE FIRST DUE, SUBJECT TO EXTENSION OF THIS TERM BY THE MORTGAGOR	NUMBER OF PAYMENTS	DATE DUE EACH PAYMENT	DATE FIRST PAYMENT DUE
AMOUNT OF FIRST PAYMENT \$143.00	AMOUNT OF OTHER PAYMENTS \$143.00	DATE FINAL PAYMENT DUE 1-25-84	TOTAL OF PAYMENTS \$17,160.00	AMOUNT FINANCED	\$10,091.12

THIS MORTGAGE SECURES FUTURE ADVANCES TO A MAXIMUM OUTSTANDING \$24,000

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a promissory Note of same date from Mortgagee for the above amount of money as in the above Total of Payments and all future and other obligations of Mortgagee to Mortgagee, the Maximum Outstanding of any given time not to exceed the 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 certain piece, parcel or tract of Land, situate, lying and being in Greenville County in the State of South Carolina, being known as a portion of Lot No. 61, as shown on plat of property of Conestee, South Carolina, by R. E. Dalton, dated December, 1943, recorded in the R.M.C. Office for Greenville County in Plat Book K, Page 276, and having the following metes and bounds, to-wit:
BEGINNING at a point on the Eastern side of Fifth Avenue and running N. 42-03 W. 250 feet to an iron pin; thence, S. 47-57 E. 101 feet to an iron pin; thence, S. 42-03 W. 29.7 feet to an iron pin; thence, S. 47-57 W. 99 feet to an iron pin; thence, S. 42-03 W. 231.6 feet to an iron pin on the Eastern side of Fifth Avenue; thence with the Eastern side of Fifth Avenue, N. 43-23 W. 142 feet to an iron pin; thence continuing with the Eastern side of Fifth Avenue, N. 47-38 W. 58.3 feet to an iron pin, the point of beginning.
This is a portion of the same property conveyed to the Grantor herein by deed from The School District of Greenville County recorded in the R.M.C. Office for Greenville County in Deed Book 675 at page 153.

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

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

If Mortgagee 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, and 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 Mortgagee 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 Mortgagee 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

Paul F. Reese
(Witness)

Jerry Payne
Crystal S. Payne

Jerry Payne
Jerry Payne (S.)

Crystal S. Payne
Crystal S. Payne (S.)

