

JUL 10 1974

REAL PROPERTY MORTGAGE

RECORDED IN FILE  
PAID \$ 132

ORIGINAL

NAME AND ADDRESSES OF ALL MORTGAGORS Morris Dean Tolliver Peggy Tolliver 6 Colonial Ave. Greenville, S.C.		MORTGAGEE C.B. FINANCIAL SERVICES, Inc. ADDRESS 46 Liberty Lane Greenville, S.C.		BOOK 1316 PAGE 235	
LOAN NUMBER	DATE 6-27-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 10	DATE FIRST PAYMENT DUE 8-10-74
AMOUNT OF FIRST PAYMENT \$ 56.00	AMOUNT OF OTHER PAYMENTS \$ 56.00	DATE FINAL PAYMENT DUE 7-10-79	TOTAL OF PAYMENTS \$ 3360.00	AMOUNT FINANCED \$ 2100.00	

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 that certain piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Greenville, being known and designated as Lot 2, Block CC on a plat of Riverside Land Company, recorded in the RMC Office for Greenville County in Plat Book A at page 323 and having according to a more recent plat of Property of Morris Dean Tolliver prepared by Carolina Engineering and Surveying Company, July 25, 1967, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Colonial Avenue at the joint front corner of Lots 2 and 3 running thence with the northern side of Colonial Avenue, N. 79-21 W. 70 feet to an iron pin on the eastern side of Beltline right-of-way; thence with Beltline right-of-way. N. 20-45 E. 63.6 feet to an iron pin; thence continuing with the eastern side of Beltline right-of-way, N. 37-12 E. 71.5 feet to an iron pin on the southern side of a 15-foot alley; thence with the southern side of said alley. S. 79-21 E. 25.5 feet to an iron pin at the joint rear corner of Lots 2 and 3; thence with the joint line of said lots, S. 10-39 W. 125 feet to the point of beginning.

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(CONTINUED)

By deed dated April 12, 1946 and recorded in the RMC Office of Greenville County in Deed Vol. 293 at Page 72, the above described property was acquired by W. R. Moore and Clara Hancock. W. R. Moore died intestate on the 5th day of January, 1949, leaving as his sole heirs at law his widow, Rowie H. Moore, and his daughter, Carolyn M. Semmons. By deed dated October 22, 1960 and recorded in the RMC Office for Greenville County in Deed Vol. 661 at Page 192, Clara Hancock conveyed her interest in the above described property to Rowie H. Moore. By deed dated May 15, 1967 and recorded in the RMC Office for Greenville County in Deed Vol. 820 at Page 157, the said Rowie H. Moore conveyed her interest to the grantors herein.

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 available in the State of South Carolina on the amount of such payments and expenditures, 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

*Ray P. Moore*  
(Witness)  
*Arthur P. Moore*  
(Witness)

*Morris Dean Tolliver* (LS)  
Morris Dean Tolliver  
*Peggy Tolliver* (LS)  
Peggy Tolliver