

NAMES AND ADDRESSES OF ALL MORTGAGORS Jesse James Eunice James Rt. 3, Forester Rd. Greer, S.C.		MORTGAGEE C.T. FINANCIAL SERVICES, Inc. ADDRESS 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF COPIED FROM PREVIOUS TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	12-6-74	12-11-74	60	15	1-15-75
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 70.00	\$ 70.00	12-15-79	\$ 4200.00	\$ 3000.00	

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 tract or parcel of land situate on the road leading from Berry Mill to Pleasant Hill, about one (1) mile northward from Berry's Mill in Highland Township, Greenville County, State of South Carolina, containing Twenty-Three and 68/100 (23.68) acres more or less and being a portion of Tract No. A-4 of the Henry A. Forrester Estate, bounded by lands now or formerly owned by B.C. Perry, Austin Green and others and having the following courses and distances to wit: Beginning at an iron pin on the Berry line, and running thence N. 68.00E 4.20 chains to a point on the line of Austin Green, formerly P.C. Wooten; thence N. 3 1/2 E. 17.55 chains to a stake; thence continuing same line E. 10.40 chains to a stake; thence N. 1/2 E. 87 links to a stake; thence N. 47 1/2 W. 2.00 chains to a stake; thence N. 29 1/2 E. 2.50 chains to a stake; thence S. 87-00W. 19.37 chains to a stake in east fork of Beaverdam Creek; thence down said Creek S. 2-00W. 6.7 chains to a point in creek; thence S 2 E 7 1/2 W. 55 chains to a point in Creek; thence S. 17 E. 4.70 chains to the Beginning Corner: And beginning the same property conveyed by M.C. Bradburn to J.D. Robins, by deed dated May 9, 1953, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 478 at page 141, and acquired by me as beneficiary under will of the said J.D. Robins, now deceased, on file in the office of the Probate court for Greenville County, South Carolina, in Apartment No. 933, in File No. 18.

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, fees, 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

Ray P. [Signature]
(Witness)

Linda M. Poole
(Witness)

Jesse James (L.S.)
Jesse James

Eunice James (L.S.)
Eunice James