

REC FEB 10 1975
 E. S. TANKERSLEY

REAL PROPERTY MORTGAGE BOOK 1332 PAGE 731 ORIGINAL

NAMES AND ADDRESSES OF MORTGAGORS Odell J. Smith Dessie R. Smith 1 Springbrook Dr. Greenville, S.C.		MORTGAGEE: C.F. FINANCIAL SERVICES, INC. ADDRESS: 16 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE	DATE FINANCE CHARGES BEG TO ACCRUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	2-1-75	2-7-75	60	15	3-15-75
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 58.00	\$ 58.00	2-15-80	\$ 3480.00	\$ 2766.15	

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
 and that piece, parcel or lot of land, situate, being and lying in the State of South Carolina, in County of Greenville, in Greenville and Liberty Lot No. 100, a plot entitled "Plot of Property of Odell J. Smith, Jr. and Dessie R. Smith, Greenville, South Carolina" based on a plan of subdivision of land, per. J.L. Williams, which are recorded in the Public Records of the County of Greenville, South Carolina, Book 117, Page 27, and being, more fully described as follows, to-wit: the following pieces of land, to-wit:

BEGINNING at a iron pin, joint corner of lots 1 and 2 on the west side of an unnamed street 20 feet wide, said street 21.3 feet along said street to an iron pin, joint corner of lots 1 and 2, said lot 1, 21.3 feet to an iron pin, joint corner of lots 1 and 2, said lot 1, 17.3 feet to an iron pin, joint corner of lots 1 and 2, said lot 1, 21.3 feet to the point of beginning.

TO HAVE AND TO HOLD all and sing for 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

John Ruffin
 (Witness)
Linda M. Ruffin
 (Witness)

Odell J. Smith (LS)
 Odell J. Smith
Dessie R. Smith (LS)
 Dessie R. Smith

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