

RECORDING FEE
PAID \$ 2.50

5-11-60

REAL PROPERTY MORTGAGE LEATHERWOOD, WALKER, TODD & MANH ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Thomas L. George Betsy P. George 109 Independence Drive Greenville, SC		MORTGAGEE: CLT. FINANCIAL SERVICES Corp. ADDRESS: 10 W. Stone Avenue #1340 Greenville, SC			
LOAN NUMBER 30064	DATE 5-27-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 5-31-75	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 31	DATE FIRST PAYMENT DUE 6-31-75
AMOUNT OF FIRST PAYMENT \$241.00	AMOUNT OF OTHER PAYMENTS \$ 241.00	DATE FINAL PAYMENT DUE 5-31-85	TOTAL OF PAYMENTS \$ 28,920.00	AMOUNT FINANCED \$ 17,011.77	

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, State of South Carolina, at the southwestern corner of Independence Drive and Providence Square, near the City of Greenville, being shown as Lot 57 on a plat of Pelham Estates, Section 2, recorded in Plat Book PPP at page 119 and described as follows:

BEGINNING at an iron pin at the southwestern corner of Providence Square and Independence Drive and running thence with the western side of Independence Drive and running thence with the western side of Independence Drive, S. 23-24 W. 141.4 feet to an iron pin at the corner of Lot 58; thence with the line of said lot, N. 66-34 W. 200 feet to an iron pin in line of Lots 56; thence with the line of said lot, N. 21-52 E. 158.7 feet to an iron pin on Providence Square; thence with the southern side of said Square, S. 68-43 E. 180 feet to an iron pin at the corner of Independence Drive; thence with the curve of the intersection, the chord of which is S. 22-40 W. 34.75 feet to the beginning corner.

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 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

[Signature]
(Witness)

[Signature]
(Witness)

[Signature]
Thomas L. George (LS.)

[Signature]
Betsy P. George (LS.)

CT 82-1024D (10-72) - SOUTH CAROLINA
FINANCIAL SERVICES

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