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DONNIE S. TANKERSLEY

REAL PROPERTY MORTGAGE BOOK 1341 PAGE 803 ORIGINAL

|  |                                      |  |                                 |                               |                                   |
|--|--------------------------------------|--|---------------------------------|-------------------------------|-----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS<br>Guy Graham, Jr.<br>Anna Mae Graham<br>Rt. 3, Box 193 Pocky Creek Road<br>Simonsville SC 29681 |                                      | MORTGAGEE: CLT. FINANCIAL SERVICES<br>ADDRESS: P.O. Box 5758 Station "B"<br>16 Liberty Lane<br>Pleasantburg Shopping Center<br>Greenville SC 29606 |                                 |                               |                                   |
| LOAN NUMBER  | DATE<br>6-12-75                      | DATE FINANCE CHARGE BEGINS TO ACCRUE<br>IF OTHER THAN DATE OF TRANSACTION<br>6-12-75   | NUMBER OF PAYMENTS<br>60        | DATE DUE EACH MONTH<br>01     | DATE FIRST PAYMENT DUE<br>8-01-75 |
| AMOUNT OF FIRST PAYMENT<br>\$ 85.00  | AMOUNT OF OTHER PAYMENTS<br>\$ 85.00 | DATE FINAL PAYMENT DUE<br>7-01-80  | TOTAL OF PAYMENTS<br>\$ 5100.00 | AMOUNT FINANCED<br>\$ 3722.63 |                                   |

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 lying and being situate in Grove Township, Greenville County, State of South Carolina, on the northwest side of a plantation road and near the Old Rock Creek Colored School, and being more fully described as follows:

BEGINNING at a point in the center of plantation road, joint corner with lands now or formerly owned by Ben Sherman and Estate of J. D. Armstrong, and running thence along Sherman line S. 74-30 W. 150 feet to an iron pin; thence N. 11-45 E. 50 feet to an iron pin; thence N. 74-30 E. 150 feet to a point in center of plantation road; thence along center of said road S. 11-45 W. 50 feet to the beginning corner.

The point of beginning in the above description is 716 feet from the center of the Pock Creek Road.

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

*Ray P. Brown*  
(Witness)

*Umar Brown*  
(Witness)

*Guy Graham Jr.* (LS.)  
(Guy Graham, Jr.)

*Anna Mae Graham* (LS.)  
(Anna Mae Graham)