

RECORDING FEE  
PAID \$ 2.50

REAL PROPERTY MORTGAGE

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Bethel S. Alexander William R. Alexander 1 Chanticleer Drive Greenville, SC		MORTGAGEE: CLT. FINANCIAL SERVICES Corp 10 W. Stone Avenue Greenville, SC		FILED GREENVILLE, S.C. JAN 9 4 54 PM '76 DONNIE S. TENKERSLEY	3,648 1357 PAGE 892
LOAN NUMBER	DATE 1-8-76	DATE FINANCE CHARGE BEGINS TO ACCRUE 1-13-76	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 13	DATE FIRST PAYMENT DUE 2-13-76
AMOUNT OF FIRST PAYMENT \$ 168.00	AMOUNT OF OTHER PAYMENTS \$ 168.00	DATE FINAL PAYMENT DUE 1-13-84	TOTAL OF PAYMENTS \$ 16,128.00	AMOUNT FINANCED \$ 10,338.47	

**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 lot of land in Greenville County, State of South Carolina, on the northeastern corner of Chanticleer Drive and Michaux Drive, near the City of Greenville, being shown as Lot 25 on plat of Section 1 of Chanticleer, recorded in Plat Book YY at page 97 and described as follows:

**BEGINNING** at an iron pin on the northeastern corner of Michaux Drive and Chanticleer Drive, and running thence with the northern side of Chanticleer Drive, N. 80-17 E. 107.6 feet to iron pin at the corner of Lot 24; thence with the line of said lot N. 4-18 W. 178 feet to iron pin; thence S. 81-58 W. 130 feet to iron pin on Michaux Drive; thence with the eastern side of said Drive, S. 5-48 E. 95 feet and S. 0-53 E. 63 feet to the corner of Chanticleer Drive; thence with the curve of the intersection, the chord of which is S. 0-22 E. 34.5 feet to the beginning corner.

This being a portion of the property conveyed to the grantor herein by deed recorded in Deed Book 777 at page 529.

This property is conveyed subject to restrictions, easements and right of way of record which affect said property.

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

*Debbie G. Moore*  
(Witness)

*[Signature]*  
(Witness)



*Bethel S. Alexander* (LS)

*William R. Alexander* (LS)



CLT 82-1024D (10-72) - SOUTH C  
FINANCIAL SERVICES

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