

REAL PROPERTY MORTGAGE

BOOK 1357 PAGE 694

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS James L. Irby Essie Mae Irby 530 Webb St. Route #10 Greenville, S. C.		GREENVILLE CO. S. C. JAN 9 4 00 PM '76 DONNIE S. TANKERSLEY R.M.C.		MORTGAGEE C.T. FINANCIAL SERVICES Inc 46 Liberty Lane Greenville, S. C. 29606	
LOAN NUMBER	DATE 1-8-76	DATE FINANCE CHARGE BEGINS TO ACCRUE 1-14-76	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 15th	DATE FIRST PAYMENT DUE 2-15-76
AMOUNT OF FIRST PAYMENT \$ 88.00	AMOUNT OF OTHER PAYMENTS \$ 88.00	DATE FINAL PAYMENT DUE 1-15-81	TOTAL OF PAYMENTS \$ 5280.00	AMOUNT FINANCED \$ 3854.02	

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, South Carolina on the northwestern side of Webb Road, shown as Lot 1 on a plat of the property of Bertha Wood, made 4/14/59 by C. O. Riddle and having, according to said plat, the following metes and bounds:

BEGINNING at a pin at the corner of Odell Butler on the northwestern side of Webb Road and running thence with the northwestern side of Webb Road, N. 68-08 E. 74 feet to a pin at the corner of Lot #2; thence with the line of lot #2, N. 21 52 W., 200 feet to an iron pin; thence with other property of Bertha Wood, S. 68-08 W., 212 feet to an iron pin on the line of Odell Butler; thence with the line of Odell Butler, S. 56-30 E, 243 feet to the beginning corner.

This survey is a subdivision of Lots 21, 22 and 23 of Happy Valley Farms, the plat of which is of record in the Greenville County R. M. C. Office in Plat Book "O" at page 103.

This is a portion of the property conveyed to us by Rosemary Wood and Myron Wood TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. by deed dated 2/28/59 to be recorded.

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

*Brenda H. Davis*  
(Witness)  
*Ray P. Craine*  
(Witness)

*James L. Irby* (LS.)  
James L. Irby  
*Essie Mae Irby* (LS.)  
(Essie Mae Irby)

0694