BOOK 1397 PAGE 739 ORIGINAL REAL PROPERTY MORTGAGE el 307. Conn., Address 6. 0. 30 % 57.78 Sug. 3. HASKEIL T. Payne Lot 50, Green Mill Village Greenville, S. C. 29506 GREENXXXXX, South Carolina DATE TELSTEAY MENT DUE DATE 5/16/77

TOTAL OF PAYMENTS

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 Mortgagoe 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 Martgagee, its successors and assigns, the following described real estate, together with all present and future improvements

thereon, situated in South Corolina, County of Green ville ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constuncted thereon, situate lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, in the City of Greerbeing designated as Lot No. 50 on a plat of property entitled "Suddivision of Greer Mill Village for J. P. Stevens & Co., Inc. made by D Iton & Neeves, Surveyi rs, dated January 1951, recorded in Plat Book Y, pages 138 and 139 P.M.C. Office for Greenville County, This lot is also known as No. 28 Robinson Street and fronts thereon 72 feet. See palt and record thereon for a more complete and detailed description of this lot of land. Also all those other parcels or lots of land situated and being in O'Negl V Toonaving of noto an aid alique for interest and sold with side of the south side of the Old CC C mp Road, about 2 miles northeast from the City of Greer, beir) a If Mortegaou shall be to the continue of the continuence of the co

Mortgagor agrees to pay the indebtedness as herein before provided.

ANOUNT OF OTHER PAYMENTS

Mortgagor agrees to pay all taxes, liens, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become Note. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgogor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgogee may, but is not obligated to, make such payments or effect such insurance in Mortgagee's own name, and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand, shall bear interest at the highest lawful rate if not prohibited by law, shall be a fien hereunder on the above described real estate, and may be enforced and collected in the same manner as the other debt hereby secured.

After Mortgagor has been in default for failure to make a required instalment for 10 days or more, Mortgagoe may give notice to Mortgagor of his right to cure such default within 20 days after such notice is sent. If Mortgagor shall fail to cure such default in the manner stated in such notice, or if Mortgagor cures the default after such notice is sent but defaults with respect to a future instalment by falling to make payment when due, or if the prospect of payment, Arthromance, or realization of collateral is significantly impaired, the entire balance, less credit for unearned charges, shall, at the option of Mortgagee, become Tayle and payable, without notice or demand. Mortgagor agrees to pay all expenses incurred in realizing on any security interest including reasonable attorney's sees as permitted by law.

Mortgagor and Mortgagor's spause hereby waive all marital rights, homestead exemption and any other exemption under South Carolina law.

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

LOAN NUMBER

AUDUNT OF FRST PAYMENT

82-1024E (10-76) - SOUTH CAROLINA

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