

RECORDING FEE \$2.50

FILED GREENVILLE CO. S. C. REAL PROPERTY MORTGAGE

1331 PAGE 579 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Ben Greene Mary M. Greene 18 Randy Drive Taylors, SC		DONNIE S. TANKERSLEY R.M.C.		MORTGAGEE: CLT. FINANCIAL SERVICES ADDRESS: P. O. Box 2423 10 W. Stone Avenue Greenville, SC	
LOAN NUMBER	DATE 3-3-76	DATE WHEN CHARGE BEGINS TO ACCRUE 3-8-76	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 4-8-76
AMOUNT OF FIRST PAYMENT \$ 134.00	AMOUNT OF OTHER PAYMENTS \$ 134.00	DATE FINAL PAYMENT DUE 3-8-81	TOTAL OF PAYMENTS \$ 8040.00	AMOUNT FINANCED \$ 5807.41	

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

Greenville All that piece, parcel or lot of land located

hereon situated in South Carolina, County of **Greenville** and being in **Greenville County, State of South Carolina, known as Lot No. 88 in a Subdivision known as Edwards Forest, Section 2, near Taylors, South Carolina, the same being shown on a Plat of Dalton & Neves, dated March, 1957, said Plat being recorded in RMC Office, Greenville County in Plat Book RR, Page 20, revised April 6, 1964, and recorded in Plat Book RR, Page 20, and having according to said plat the following metes and bounds:**

BEGINNING at an iron pin at the joint front corner of Lots 88 and 87 facing Randy Drive, thence N 33-15 W 180 feet to iron pin at joint rear corner of Lots 88 and 87, thence S56-45W 95 feet to iron pin, thence S33-15E 180 feet to iron pin on Randy Drive, then along Randy Drive N56-45E 95 feet to point of beginning.

This conveyance is made subject to the restrictions filed in the RMC Office, Greenville County in Deed Book 643 at Page 291, said restrictions amended and recorded in Volume 729 at Page 291, said restrictions mended and recorded in Volume 729 at Page 91.

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 B. Moore
(Witness)

x Ben Greene (LS)

jeorum
(Witness)

Donnie S. Tankersley (LS)

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

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