

REAL PROPERTY MORTGAGE

1408 910 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Ernest W. Ward Kay S. Ward 31 Mauldin Circle Greenville, S.C. 29609		MORTGAGEE: CLT. FINANCIAL SERVICES ADDRESS: 10 W. Stone Ave. Greenville, S.C. 29602			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
27751	8-12-77	8-12-77	72	12	9-12-77
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 76.00	\$ 76.00	8-12-83	\$ 5472.00	\$ 3503.63	

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 situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, being known and designated as Lot No. 19 of a subdivision known as Mauldin Meadows as Shown on a plat thereof being recorded in the RMC Office for Greenville County in Plat Book EE, at page 151, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Mauldin Circle, joint front corner of Lots 18 and 19, and running thence with the joint line of said lots S. 65-57 E. 145.9 feet to an iron pin in the rear line of Lot No. 25; thence with the rear line of Lots 25 and 24, N 23-30 E. 80 feet to an iron pin, joint rear corner of lots 19 and 20; thence with the joint line of said lots, N. 65-57 W. 145.9 feet to an iron pin on the southeastern side of Mauldin Circle; thence with Mauldin Circle, S. 23-30 W. 80 feet to the beginning corner; being the same conveyed to me by J.H. Mauldin by deed dated July 3, 1958, and recorded in the RMC Office for

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

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. Mortgagee 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

Louise Tucker
(Witness)

Ernest W. Ward (LS.)

Aracuna
(Witness)

Kay Ward (LS.)