

REAL PROPERTY MORTGAGE **1418 686**

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Frank L. Calhoun Henrietta F. Calhoun 107 Gettysburg St. Greenville, S.C. 29602		MORTGAGEE C.A.T. 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
27958	12-14-77	12-17-77	60	17	1-17-78
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 72.00	\$ 72.00	12-17-82	\$ 4320.00	\$2960.00	

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 on the Southern side of Gettysburg Street near the City of Greenville, County of Greenville, State of South Carolina being known and designated as the greater portion of Lot No 20 as shown on a plat of Lincoln Court, prepared by J. Mac Richardson, dated May 1955, recorded in the PVO Office for Greenville County South Carolina in plat book W at page 90, and having according to a more recent plat prepared by C.O. Riddle, dated November 17, '96', entitled "Property of Mac's Construction Co.", recorded in the PVO Office for Greenville, County South Carolina in Plat Book AAA at page 161, the following metes and bounds:

BEGINNING AT an iron pin on the Southern side of Gettysburg Street at the joint front corners at lots No. 19 & 20, and running thence with the line of Lot No. 19 S. 43-48 E. 123.6 feet to an iron pin; thence S. 44-05 W. 49 feet to an iron pin; thence N. 80-06 W. 27.75 feet to an iron pin on the Northeastern side of Maggie Street; thence with the Northeastern side of Maggie Street N. 70-45 W. 106.05 feet to an iron pin; thence with the curve of the intersection of Maggie St. and Gettysburg St. the chord of which is N. 13-20 W. 31.9 feet to an iron pin on the Southside

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. 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

Beverly [Signature]
(Witness)

[Signature]
(Witness)

Frank L. Calhoun (LS)

Henrietta F. Calhoun (LS)

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

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