



ORIGINAL

REAL PROPERTY MORTGAGE

DATE: (Month, Day, Year) June 1, 1978

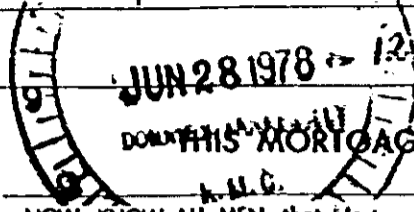
FOR OFFICE USE ONLY

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Mortgagor(s) Name(s) and Address(es) James R. Center Brenda R. Center Route 2 Landrum, S.C. 29536

Mortgagee Name and Address Creative Exteriors 2201 Suncomber Road Greenville, S.C. 29609

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THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$25,000.00

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Retail Installment Contract of even date from Mortgagor to the above named Mortgagee in the Total of Payments (as shown in Item 8 to the right hereof) 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 piece, parcel or lot of land in Greenville County, State of South Carolina, in Glassy Mountain Township, located near Gowansville on the southern side of Tugaloo Road and being shown on plat made for James R. Center by James V. Gregory, surveyor, dated April 11, 1978 and having the following courses and distances, to-wit: Beginning at a nail and cap in center of said road which point is S. 75-29 W., 178 feet from outside of the within grantors and runs thence S. 9-56 E., 35 feet to iron pin on south side road, thence on the same course for a total distance of 125 feet to iron pin, thence S. 75-33 W., 359.84 feet to a nail and cap in center of Tugaloo Road (pin set back on line at 50 feet); thence with the center of said road the following courses and distances, N. 39-30 E., 100 feet N. 51-14 E., 100 feet, N. 53-27 E., 100 feet and N. 73-29 E., 100 feet and containing 0.73 of acre, more or less. Property subject to road right of way. This is a part of the same conveyed to the within grantors by Deed Book 54- page 711, Greenville County, S.C. Office. Bounded on the North and

Table with 9 rows: 1. CASH PRICE \$4090.00, 2. CASH DOWNPAYMENT \$-0-, Trade-in (Yr., Make, Model), a. Gross \$-0-, b. Less Owing \$-0-, c. Net Trade-in \$-0-, TOTAL DOWNPAYMENT \$-0-, UNPAID BALANCE OF CASH PRICE (1 Minus 2) \$4090.00, OTHER CHARGES, a. Official Fees (Specify) \$-0-, b. Taxes (Not included in Cash Price) \$-0-, Credit Life Insurance Charge \$307.80, d. \$-0-, e. \$-0-, f. \$-0-, g. \$-0-, h. \$-0-, TOTAL OTHER CHARGES (a+b+c+d+e+f+g+h) \$307.80, UNPAID BALANCE - AMOUNT FINANCED (3 + 4) \$4397.80, 6. FINANCE CHARGE \$1758.20, 7. ANNUAL PERCENTAGE RATE 14.00%, 8. TOTAL OF PAYMENTS (5 + 6) \$6156.00, Payable in 60 monthly installments of \$102.60 each and one final installment of \$, all payable the like date of each successive month commencing July 14, 1978, or if no date is specified, one month after date of this contract, 9. DEFERRED PAYMENT PRICE (1 + 4 + 6) \$6156.00

As used herein, "Mortgagee" includes both the Mortgagee and the Successors of Mortgagee if this mortgage is assigned.

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 as follows: Deed Book 1079, Page 501 Ansel Center, Jr., and Pauline W. Center

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. 5/19/78.

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) the day and year first above written.

Signed, Sealed, and Delivered in the presence of

Witness signatures: Joseph Kibler (Witness), [Signature] (Witness)

Mortgagor signatures: James R. Center (S.), Brenda R. Center (S.)