

REAL PROPERTY MORTGAGE

ORIGINAL

FILED
RECORDED
1976
DECEMBER 18
GREENVILLE
SOUTH CAROLINA
R.M.C.

NAMES AND ADDRESSES OF ALL MORTGAGORS: Larry James Cisson 18 YWCA Street Greenville, S.C.		MORTGAGEE: C.T. FINANCIAL SERVICES, INC. 1635 ADDRESS: 46 Liberty Lane P.O. Box 5753 Station B Greenville, S.C.			
LOAN NUMBER 29569	DATE 12-1-76	DATE FINANCE CHARGE BEGINS TO ACCRUE OR OTHER DATE OF INTERESTATION 12-1-76	NUMBER OF PAYMENTS 144	DATE DUE EACH MONTH 1-6-81	DATE FIRST PAYMENT DUE 1-6-81
AMOUNT OF FIRST PAYMENT \$ 208.00	AMOUNT OF OTHER PAYMENTS \$ 208.00	DATE FINAL PAYMENT DUE 12-6-95	TOTAL OF PAYMENTS \$ 29952.00	AMOUNT FINANCED \$ 12241.54	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

The words "you" and "your" refer to Mortgagee. The words "I," "me" and "my" refer to all Mortgagors indebted on the note secured by this mortgage.

To secure payment of a note which I signed today promising to pay you the above Total of Payments and to secure all my other and future obligations to you, the Maximum Outstanding of any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and releases to you the real estate described below and all present and future improvements on the real estate, which is located in South Carolina, County of Greenville

All that lot of land with the building and improvements thereon situate on the West Side of YWCA Street in the Monaghan Mill Village near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 60, Section 2 of a subdivision for Victor Monaghan Mill by Pickell and Pickell Engineers, December 20, 1948, recorded in the R.M.C. Office for Greenville County in Plat Book 5, Pages 122-131 inclusive, said lot fronts 96 feet on YWCA Street and has such notes and bounds, course and distances as are shown on said plat.

This property is covered subject to the easements, right of way, reservation and restriction referred to in Deed from J.P. Stevens & Co., Inc. to James J. Worthy recorded in R.M.C. Office for Greenville County, South Carolina in Deed Book 782 at Page 5.

Derivation: Deed Book 1047, Page 324 Anna M. Cisson deed dated October 5, 1976 recorded date December 6, 1976.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you on demand, will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other obligation secured by this mortgage.

If I am in default for failure to make a required payment for 10 days or more, you may send me a notice giving me 20 days to eliminate the default. If I do not eliminate the default in the manner stated in the notice, or if I eliminate the default after you send the notice but default on a future payment by failing to pay on schedule, or if my ability to repay my loan or the condition, value or protection of your rights in the collateral securing my loan is significantly impaired, then the full amount I owe, less any charges which you have not yet earned, will become due, if you desire, without your advising me.

I will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered
in the presence of

[Signature]
[Signature]

Larry James Cisson (RS)

GCTO ----- 3 DE 2 83 050 4.0000

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