

STATE OF SOUTH CAROLINA
COUNTY OF Spartanburg

FILED
GREENVILLE CO. S.C.
JUL 21 11 34 AM
J. T. S. TANKERS
R.M.C.

d/b/a GECC Financial Services
MORTGAGE OF REAL ESTATE

BOOK 1438 PAGE 898

BOOK 66 PAGE 831

Whereas, Calvin J. Carlton
(Name or names as they appear on the deed instrument)

of the County of GREENVILLE, in the State aforesaid, hereinafter called the Mortgagor, is indebted to HomeMakers Loan & Consumer Discount Company, a corporation doing business under the laws of the State of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference in the principal sum of THREE THOUSAND FIVE HUNDRED TWENTY SEVEN 91 (\$ 3527.91), GECC Financial Services P.O. Box 5353 Spartanburg, S.C. 29304 100

Whereas, the Mortgagee, at its option, may hereafter make additional advances to the Mortgagor, or his successor in title, at any time before the cancellation of this mortgage, which additional advance(s) shall be evidenced by the Note(s) or Additional Advance Agreement(s) of the Mortgagor, shall bear such maturity date and other provisions as may be mutually agreeable, which additional advances, plus interest thereon, attorneys' fees and Court costs shall stand secured by this mortgage, the same as the original indebtedness, provided, however, that the total amount of existing indebtedness and future advances outstanding at any one time may not exceed the maximum principal amount of Twenty thousand and ^{NO}/₁₀₀ Dollars (\$20,000.00), plus interest thereon, attorneys' fees and Court costs.

Now, Know All Men, the Mortgagor in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns the following-described property: All that certain piece, parcel or lot of land, lying and being in Austin Township, Greenville County, State of South Carolina, being known and designated as Lot No. 111 in the subdivision known as Eastdale Subdivision, Plat of said subdivision being recorded in the Greenville County R.M.C. Office in Plat Book YY at Pages 118 and 119 and being fully described as follows: BEGINNINA at an iron pin on the South Side of Elm Drive, joint corner with Lot No. 110 and running thence along said lot S. 15-12 W., 155.2 feet to an iron pin; thence S. 71-49 E., 100.1 feet to an iron pin; thence N. 15-12 E., 160.4 feet to an iron pin on Elm Drive, thence along said Drive; N. 74-48 W. 100

The following described household appliances are, and shall be deemed to be, fixtures and a part of the realty and are, along with any furniture or household goods, which may be hereinafter described, a portion of the security for the indebtedness hereinabove mentioned: said household appliances and other chattels are described as follows: feet to the point of beginning. This is the same property conveyed to Grantor by deed and being recorded in the Greenville County R.M.C. Office, in Deed Book 786 at page 442. This being identical property conveyed to Calvin J. Carlton by Lewis L. Gilstrap by deed dated 12-17-65 and recorded in volume 788 page 308.

Executed
Dennis S. Tankersley
R.M.C.

Together with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any wise pertaining, and the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

To Have, and To Hold, all and singular the said property unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises herein above described in fee simply absolute (or such other estate, if any, as is stated in the instrument) in his good, right, and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever except: (if none, so state)

First Federal Savings and Loan

PAID AND FULLY SATISFIED THIS 4th DAY OF MAY 1979
GECC FINANCIAL SERVICES A/K/a HOME MAKERS CONSUMER LOAN AND DISCOUNT CO.
VICE PRESIDENT
NOTARY

The Mortgagor further covenants to warrant and forever defend all and singular the premises as herein conveyed, unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.