

JUN 1974
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REAL PROPERTY MORTGAGE

Mortg. 1313 Date 30 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS		MORTGAGEE C.R. FINANCIAL SERVICES Inc ADDRESS 416 Liberty Lane Greenville, S. C. 29606			
Arthur Williams Mary E. Williams 17 Sturtevant Street Brandon Mills Greenville, S. C.		LOAN NUMBER	DATE	DATE PAYMENT BEGINS & DATE FOR WHICH THIS CONTRACT IS MADE	NUMBER OF PAYMENTS
		126.00	6-14-74	6-8-74	60
AMOUNT OF FIRST PAYMENT		AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
\$126.00		\$126.00	6-23-79 4th	238d	6-7-23-74 AMOUNT FINANCED
\$ 7650.00 \$ 4151.85					

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 or near Greenville, in the County of Greenville, State of South Carolina, and being more particularly described as Lot No. 136, Section 1, as shown on a plat entitled "Subdivision for Honey Mills, Brandon Plant, Greenville, S.C." made by Dalton & Neves, Engineers, Peoria, 1959 and recorded in the R.M.C. office for Greenville County in Plat Book 44, at pages 56-59. According to said plat the within described lot is also known as No. 17 Sturtevant Street and fronts thereon 65 feet.

This conveyance is made subject to protective covenants, restrictions and conditions of the subdivision for Honey Mills, Brandon Plant, recorded in the R.M.C. office for Greenville County in Deed Vol. 325 et seq., which shall run with the land.

The grantees herein expressly assume and agree to pay the balance due on a certain note and mortgage executed by the grantors on the 10th day of June, 1959, in the original sum of \$4,100.00, in favor of First Federal Savings and Loan

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

ASSOCIATION OF GREENVILLE RECOGNIZED
Mortgagor shall fully pay according to the terms and conditions contained in the Mortgage Book 792, at page 499, on which there is a balance due of \$4,083.71
Mortgagor agrees to pay all taxes, liens, assessments, obligations, and 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 name
as of this date.

If Mortgagor fails to make any of the above mentioned payments or fails to maintain such 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.

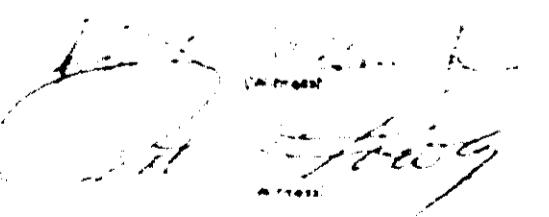
Upon the default all obligations of Mortgagor to Mortgagee shall become due at the option of Mortgagee, without notice or demand.

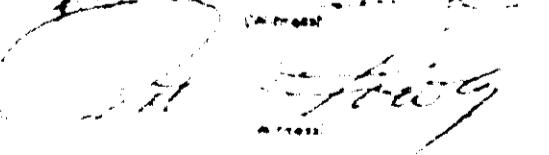
Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

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 have set my hand and sealed the day and year first above written.

Signed, Sealed, and Delivered
in the presence of:


(Arthur Williams)


(Mary E. Williams)