

DEC 18 1974 REAL PROPERTY MORTGAGE 1729 535 ORIGINAL

|   |                                       |  |                                 |                               |                                  |
|---|---------------------------------------|--|---------------------------------|-------------------------------|----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS<br>Danny L. Bowen<br>Glenda Bowen<br>16 Donaldson St.<br>Greenville, S.C. |                                       | MORTGAGEE: C.T. FINANCIAL SERVICES, Inc.<br>ADDRESS: 46 Liberty Lane<br>Greenville, S.C. |                                 |                               |                                  |
| LOAN NUMBER   | DATE<br>12-11-74                      | DATE FINANCE CHARGE BEGINS TO ACCRUE<br>IF OTHER THAN DATE OF TRANSACTION<br>12-16-74    | NUMBER OF PAYMENTS<br>60        | DATE DUE EACH MONTH<br>26     | DATE FIRST PAYMENT DUE<br>126-75 |
| AMOUNT OF FIRST PAYMENT<br>\$ 108.00  | AMOUNT OF OTHER PAYMENTS<br>\$ 108.00 | DATE FINAL PAYMENT DUE<br>12-26-79   | TOTAL OF PAYMENTS<br>\$ 6480.00 | AMOUNT FINANCED<br>\$ 4651.85 |                                  |

**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 piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being in Greenville County, South Carolina, and being shown as Lot 68, Section 3, on a plat of a subdivision for Victor Monaghan Mills recorded in the R.M.C. Office for Greenville County in Plat Book "S", Pages 179-81 and being further designated as number 16 Donaldson Street, fronting 68 feet thereon and being identically the same property conveyed to grantor by deed recorded in Deed Book 723, Page 148.  
 The above lot is conveyed subject to restrictions and easements of record.

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.

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  
*Kerry P. Phares*  
 (Witness)  
*Andrew P. Sventer*  
 (Witness)

*Danny L. Bowen* (LS)  
 Danny L. Bowen  
*Glenda Bowen* (LS)  
 Glenda Bowen

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