

RECORDING FEE
PND \$ 2.50

REAL PROPERTY MORTGAGE BOOK 1357 PAGE 785 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Cohens, Casper Jr. FILED Cohens, Julia Patricia GREENVILLE CO. S. C. Rt. 17 Lakeside Drive Taylors, SC JAN 12 12 14 PM '76		MORTGAGEE: C.T. FINANCIAL SERVICES Corp. ADDRESS: 10 W. Stone Avenue Greenville, SC			
LOAN NUMBER 30078	DATE 1-9-76 R.H.C.	DATE FINANCE CHARGE BEGINS TO ACCRUE 1-14-76	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 14	DATE FIRST PAYMENT DUE 2-14-76
AMOUNT OF FIRST PAYMENT \$ 163.00	AMOUNT OF OTHER PAYMENTS \$ 163.00	DATE FINAL PAYMENT DUE 1-14-84	TOTAL OF PAYMENTS \$ 15,648.00	AMOUNT FINANCED \$ 1-14-84	

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 in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot 7, Section 3, Peace Haven, as shown on plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 22, at Page 95, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern corner of the intersection of Lakeside Drive and Cross Street and running thence along Cross Street, S. 26-42 E. 84.8 feet to an iron pin on a lake; thence along said lake as the line the chords being N. 62-12 E. 205 feet, S. 62-20 E. 68 feet, and N. 87-40 E. 100 feet, to the joint corner of Lots 6 and 7; thence along the line of Lot 6 N. 26-42 W. 187 feet to an iron pin on the southeastern side of Lakeside Drive; thence along Lakeside Drive S. 64-07 W. 336.5 feet to the beginning corner.

The above - described property is part of the same conveyed to the grantor herein by A. E. Holten.

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, fees, 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.

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

Debbie S. Moore
(Witness)

Julian B. Cohens
(Witness)

Casper Cohens Jr. (LS)

Julian Patricia Cohens (LS)
also known as Julian B. Cohens

CT 82-1024D (10-72) - SOUTH CAROLINA
FINANCIAL SERVICES

4328 RV-2

0785