HILLD 300X 1389 PAGE 889 ORIGINAL ORTGAGE NAMES AND ADDIESSES OF ALL MORTGAGORS DONNIE & TANKERSLEMORTOSSEE: CITY FINANCIAL SERVICES, INC. Reid D. Lewis P. O. Box 5758 Fta B. Judy K. Lewis Greenville, S. C. 29506 Route #2, Reid Rd. Landrum, South Caroling 293 LOAN NUMBER DATE t there there are the there are 2/18/77 AMOUNT OF OTHER PAYMENTS DATE FINAL PAYMENT DUE AMOUNT OF FIRST PAYMENT TOTAL OF PAYMENTS 20160.00 2/25/87 168.00 168.00

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 Mortgagoe in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagoe, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagoe, its successors and assigns, the following described real estate, together with all present and future improvements

ALL that certain percel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Highland Township, near Liberty Methodist Church, being shown as containing 10 acres on a plat of property prepared for Reid Lewis, by Wolfe and Huskey, Surveyors, dated September 13, 1976, recorded in Plat Book 5- W at page 37, and having such metes and bounds as is thereby shown, Said property being a portion of Tract No. 3 as shown on a plat of property prepared for Frank Reid recorded in Plat Book 5- J, page 54, R.M.C Office for Greenville County, having the following metes and bounds, to-wit: BEGINNING at a cap and neil in the center of a County Road on the southern side of property of Kewis, and running thence with property of Lewis, S. 43-20 E.

TO HAVE AND TO HOUD oil and singular the real estate described above unto solid Mortgagee, its successors and assigns forever.

(Continued)

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 the indebtedness as herein before provided.

Mortgagar agrees to pay all taxes, liens, assessments, abligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Martgagar also agrees to maintain insurance in such form and amount as may be satisfactory to Martgagae in Martgagae's favor.

If Mortgagor fails to make any of the Loove mentioned payments or fails to maintain satisfactory insurance, Mortgagee may, but is not obligated to, make such payments or effect such insurance in Mortgagee's each name, and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand, 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.

After Mortgagor has been in default for failure to make a required instalment for 10 days or more, Mortgagore may give notice to Mortgagor of his right to cure such default within 20 days after such notice is sent. If Mortgagor shall fail to cure such default in the manner stated in such notice, or if Mortgagor cures the default after such notice is sent but defaults with respect to a future instalment by failing to make payment when due, or if the prospect of payment, performance, or realization of collateral is significantly impaired, the entire balance, less credit for unearned charges, shall, at the option of Mortgagore, become due and payable, without notice or demand. Mortgagor agrees to pay all expenses incurred in realizing on any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagor's spouse hereby waive all marital rights, homestead exemption and any other exemption under South Caralina law.

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-out) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered

in the presence of

how &

Reid D. Levis

K. Kenis

Leuca (LS)

CjT

82-1024E (10-76) - SOUTH CAROLINA

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