

RECORDING FEES  
PAID \$ 2.50

DEC 19 1973

REAL PROPERTY MORTGAGE

BOOK 1298

PAGE 55

ORIGINAL

NAME AND ADDRESS OF ALDEBORGERS Charles F. Black Ethel Black 308 Pendleton Rd. Greenville, S. C.		MORTGAGEE: C.L.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P. O. Box 5758, Sta. B Greenville, S. C.			
LOAN NUMBER	DATE 12/13/37	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 12/18/73	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 30th	DATE FIRST PAYMENT DUE 1/30/74
AMOUNT OF FIRST PAYMENT \$ 99.00	AMOUNT OF OTHER PAYMENTS \$ 99.00	DATE FINAL PAYMENT DUE 12/30/78	TOTAL OF PAYMENTS \$ 5910.00	AMOUNT FINANCED \$ 4251.85	
FINANCE CHARGE \$ 1688.15			ANNUAL PERCENTAGE RATE 14.93%		

**THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$20,000**

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to C.L.T. Financial Services, Inc. (hereafter "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 located in the State of South Carolina, County of Greenville, and being a portion of a lot designated as lot B. as shown in Plat Book NNN at page 5 and, according to a survey by Carolina Surveying Company dated December 11, 1973, having the following metes and bounds, to-wit;

Beginning on the Northern side of Pendleton Road N. 34-0 E. 233 feet to an iron pin; thence S. 52-17 E. 67.5 feet to an iron pin; thence S. 10-57 E. 43 feet to an iron pin; thence S. 32-25 W. 114.3 feet to an iron pin; thence S. 20-22 W. 56.8 feet to an iron pin on Pendleton road; thence running with Pendleton Road N. 79-32 W. 16 feet to an iron pin; thence N. 68-40 W. 102.7 feet to the point of beginning, said point of beginning being 118.5 feet from Clemson Avenue. This being a portion of the land conveyed to D.L. & Glen Shead by deed ~~XXXX~~ recorded in Deed Book 925 at page 609 and deed book 898 at page 16.

This mortgage is second to mortgage from Charles F. Black & Ethel I. Black to Glen E. Shead & Dwight L. Shead in amount of \$10,855.47.

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 liens, taxes, assessments, obligations and any charges whatsoever against the above described real estate and all sums due under any prior encumbrances against said real estate. Mortgagor also agrees to maintain insurance on the above described real estate in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor and in default thereof Mortgagee may, but is not obligated to, effect said insurance in Mortgagee's own name.

If Mortgagee makes an expenditure for any lien, tax, assessment, premium, covenant, prior mortgage or any charge whatsoever in connection with the above described real estate, such expenditure 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

*Betty Duwall*  
(Witness)

*[Signature]*  
(Witness)

*Charles F. Black* (LS.)  
Charles F. Black

*Ethel I. Black* (LS.)  
Ethel Black



82-1024C (10-71) - SOUTH CAROLINA

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