

REAL PROPERTY MORTGAGE 1417 PAGE 39 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Alberta McCullough Route 2 Pelzer, S.C. 29669		MORTGAGEE CITY FINANCIAL SERVICES, INC. ADDRESS 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
LOAN NUMBER 26771	DATE 11-25-77	DATE FIRST PAYMENT DUE 12-30-77	DATE DUE EACH MONTH 30
AMOUNT OF FIRST PAYMENT \$ 130.00	AMOUNT OF OTHER PAYMENTS \$ 130.00	DATE FINAL PAYMENT DUE 11-30-84	TOTAL OF PAYMENTS \$ 10920.00
		NUMBER OF PAYMENTS 84	AMOUNT FINANCED \$ 6545.15

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (or, 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 tract of land in Oaklawn Township, Greenville County, State of South Carolina, situate on the western side of Cooley's Bridge Road, containing 3 acres according to a plat of the property of George M. Arnold, made by C.O. Riddle, October 1953, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Cooley's Bridge Road, at the corner of property owned by Bertha Brock, and running thence with the line of Brock property, N. 83-45 W. 478.5 feet to an iron pin in the Farm Road; thence with the eastern side of said Road S. 15-39 W. 341.6 feet to iron pin; thence N. 80-0 E. 583 feet to an iron pin in the center of Cooley's Bridge Road; thence with the center of Cooley's Bridge Road, N. 1-45 W. 178.9 feet to the point of beginning.

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 the indebtedness as herein before provided.

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 payments in effect such insurance in Mortgagee's own name and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand and bear interest at the highest legal 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 installment for 30 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 30 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 installment by failing to make payment when due, or if the subject of payment, performance, or realization of collateral is significantly impaired, the entire balance, less credit for unearned charges, shall, at the option of Mortgagee, become due and payable without notice to demand. Mortgagor agrees to pay all expenses incurred in recording or any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagee's spouse hereby waive all marital rights, homestead exemption and any other exemption under South Carolina 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-our) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered
in the presence of

Santa Simpson
Ray P. Howe

Alberta McCullough (RS)
Vernella Bell (RS)
Jimmy McCullough