

DEEDS & INSTRUMENTS  
 R.M.C.  
 DECEMBER 13 1977

REAL PROPERTY MORTGAGE

BOOK 1418 PAGE 407 ORIGINAL

|  |                                      |   |                                 |                               |                                   |
|--|--------------------------------------|---|---------------------------------|-------------------------------|-----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS<br>Joseph G. Lewis<br>Mary L. Lewis<br>14 West 8th Street (Woodside)<br>Greenville, S.C. |                                      | MORTGAGEE: CITY FINANCIAL SERVICES, INC.<br>ADDRESS: 46 Liberty Lane<br>P.O. Box 5758 Station 3<br>Greenville, S.C. 29606 |                                 |                               |                                   |
| LOAN NUMBER<br>26826   | DATE<br>12-12-77                     | DATE FIRST PAYMENT DUE<br>1-16-78   | NUMBER OF PAYMENTS<br>36        | DATE DUE EACH MONTH<br>16     | DATE FIRST PAYMENT DUE<br>1-16-70 |
| AMOUNT OF FIRST PAYMENT<br>\$ 50.00  | AMOUNT OF OTHER PAYMENTS<br>\$ 50.00 | DATE FINAL PAYMENT DUE<br>12-16-80  | TOTAL OF PAYMENTS<br>\$ 1800.00 | AMOUNT FINANCED<br>\$ 1422.20 |                                   |

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 of 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 the improvements thereon, situate lying and being in or near the City of Greenville, County of Greenville, State of South Carolina, and near being more particularly described as Lot 13, Section D, as shown on a plat entitled "A subdivision for Woodside Mills, Greenville, S.C." made by Picknell & Pickell, Engineers, Greenville, S.C. Dated January 14, 1950, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book W, at pages 111-117, inclusive, reference to said plat being craved for a metes and bounds description thereof.

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.

Mortgagee agrees to pay the indebtedness as herein before provided.

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. 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 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, with legal interest at the highest lawful rate if not prohibited by law, shall be a lien thereunder 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 in arrears, Mortgagee 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 installment 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 Mortgagee, become due and payable without notice or demand. Mortgagor agrees to pay all expenses incurred in realising on 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, (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

*Sandra Simpson*  
 (Witness)

*Joseph G. Lewis*  
 Joseph G. Lewis (RS)

*William Henry Doggett*  
 (Witness)

*Mary L. Lewis*  
 Mary L. Lewis (RS)



62-1024E (10-76) SOUTH CAROLINA

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