



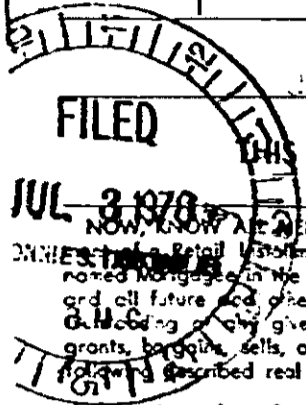
REAL PROPERTY MORTGAGE

BOOK 1437 PAGE 170 ORIGINAL

DATE: (Month, Day, Year) May 13, 1978 FOR OFFICE USE ONLY

Mortgagee(s) Name(s) and Address(es) Helma S. Arnold 17 Dunlap Drive Greenville, S.C. 29605

Mortgagee Name and Address Creative Exteriors 2201 Banzon Road Greenville, S.C. 29607



THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$25,000.00

NOW KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of the Retail Installment Contract of even date from Mortgagor to the above named Mortgagee, in the Total of Payments (as shown in Item 8 to the right hereof) and all future and other obligations of Mortgagor to Mortgagee, the Maximum amount of which 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 certain piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Greenville, near the City of Greenville, Being known and designated as Lot No.9 of a subdivision known as Pine Hill Village as shown on a plat prepared by R.K. Campbell, R.L.S. and Webb Surveying & Mapping Co, October 1963 and recorded in the RMC Office for Greenville County in Plat Book RR at page 199, and having, according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin on the southeastern side of Dunlap Drive, joint front corner of Lots 8 and 9 and running thence along the joint line of said lots, S. 66-25 E. 131.9 feet to an iron pin; thence S. 23-35 W. 70 feet to an iron pin at the joint rear corner of lots 9 and 10; thence along the joint line of said lots N. 66-25 W. 130 feet to an iron pin on the southeastern side of Dunlap Drive; thence along the southeastern side of Dunlap Drive N. 23-35 E. 50 feet to an iron pin; thence continuing along the southeastern side of Dunlap Drive N. 18-14 E. 20 feet to the beginning corner. This is the same lot of land conveyed to the grantee and Fred L. Arnold by Ward S. Stone by deed dated Dec. 18, 1967 and recorded Dec. 19, 1967 in deed vol. 834 at page 649 in the RMC Office for Greenville County, S.C. Fred L. Arnold subsequently died intestate

Table with 2 columns: Item description and Amount. Includes CASH PRICE (\$10,748.00), CASH DOWNPAYMENT (\$1,000.00), UNPAID BALANCE OF CASH PRICE (\$9,748.00), OTHER CHARGES, UNPAID BALANCE - AMOUNT FINANCED (\$9,748.00), ANNUAL PERCENTAGE RATE 13.75%, TOTAL OF PAYMENTS (\$1,8032.40), DEFERRED PAYMENT PRICE (\$19,032.40)

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, leaving as his only heirs at law the grantor and grantee herein, as more fully appears in the mortgage listed herein and any assignee of Mortgagee if this mortgage is assigned. If Mortgagee 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. S.C. Derivation is as follows: Deed Book 1057, Page 47 - Jannie Arnold Rice 5/23/77 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 (seals) the day and year first above written.

Signed, Sealed, and Delivered in the presence of

Sander Sigaor (Witness)

John Ruffin (Witness)

Helma S. Arnold (Mortgagor)