

REAL PROPERTY MORTGAGE

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGEES Jerry L. Towne Blainie Towne 16 Donaldson Street Greenville, S.C.		MORTGAGEE'S FINANCIAL INSTITUTION ADDRESS 1000 ... Greenville, S.C.			
ECAN NUMBER 20112	DATE 1-2-73	DATE FINAL PAYMENT DUE 1-2-78	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 1-1-73	DATE FIRST PAYMENT DUE 1-1-73
AMOUNT OF FIRST PAYMENT \$ 100.00	AMOUNT OF OTHER PAYMENTS \$ 100.00	TOTAL OF PAYMENTS \$ 6000.00	AMOUNT FINANCED \$ 5000.00		

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

NOW, KNOW ALL MEN, that Mortgagee (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 acre, parcel or lot of land with all fixtures and improvements thereon, situate, lying and being in Greenville County, South Carolina, and being known as Lot 46, Section 3, on a plan of a subdivision for Winter Mountain Mills recorded in the S.C. Office for Greenville County in Book 111, Page 111. The above described parcel is situated on the corner of Donaldson Street, fronting on said street, and the same property conveyed to mortgagor by deed to record in Greenville County, South Carolina, Book 111, Page 111, subject to restrictions and covenants, the terms of which are contained in Deed Book 111, Page 111, in Greenville County, South Carolina.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever

If Mortgagee shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void

Mortgagor agrees to pay the real estate taxes before due date

Mortgagor agrees to pay all taxes, liens, assessments, obligations, and all charges whatsoever against the above described real estate as they become due. Mortgagee also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor

The Mortgagee shall have the right to foreclose on the above described real estate in the event of default by Mortgagor in the payment of the principal or interest on the above described real estate or in the payment of any other obligations secured by this mortgage. The Mortgagee shall have the right to sell the above described real estate and the proceeds of such sale to pay the principal and interest on the above described real estate and the costs of such sale.

After the Mortgagee has paid the principal and interest on the above described real estate and the costs of such sale, the Mortgagee shall have the right to reconvey the above described real estate to Mortgagor or to such other person as Mortgagor may direct in writing. The Mortgagee shall not be bound to reconvey the above described real estate until Mortgagor has paid the principal and interest on the above described real estate and the costs of such sale.

Mortgagee and Mortgagee hereby certify that the above mortgage was duly recorded in the office of the Register of Deeds in Greenville County, South Carolina.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate

In Witness Whereof, they have set their hands and seals this day and year first above written

Signed, Sealed, and Delivered in the presence of

[Handwritten signatures]
 Witness

[Handwritten signature] (LS)
[Handwritten signature] (LS)



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