

GREENVILLE REAL ESTATE CO. S.C. ORIGINAL

BOOK 1400 PAGE 140 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGGORS Jimmy R. George Vivian B. George Route 1 Bell Circle Travelers Rest, SC 29690		MORTGAGE CITY FINANCIAL SERVICES INC ADDRESS: 10 West Stone Ave. Greenville, SC 29602		
LOAN NUMBER 29004	DATE 01/25/79	DATE FIRST PAYMENT DUE 02/28/79	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 31
AMOUNT OF FIRST PAYMENT \$ 185.00	AMOUNT OF OTHER PAYMENTS \$ 185.00	DATE FINAL PAYMENT DUE 01/31/82	TOTAL OF PAYMENTS \$ 6660.00	AMOUNT FINANCED \$ 5262.11

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

NOW, KNOW ALL MEN that the undersigned (all, if more than one), to secure payment of a Promissory Note of even date from one or more of the above named Mortgagors to the above named Mortgagee in the above Total of Payments and all future and other obligations of one or more of the above named Mortgagors to Mortgagee, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grant, bargain, sell, and release 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 situate, lying and being in Greenville County, State of South Carolina, being all of Lot 31 and part of Lot 30 of Brookgreen according to a plat of Brookgreen according to a plat of Brookgreen prepared by F.K. Lindsey recorded in the REC Office for Greenville County in Plat Book NY at page 41 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Bell Circle at the joint front corners of Lots 31 and 32 and thence with Bell Circle S 17-42 E 179.6 feet to a point on Lot 30; thence a new line through Lot 30 S 72-18 E 180 feet to a point, thence N 17-42 E 179.6 feet joint rear corners of Lots 31, 32, 24 and 25, thence with the common line of Lots 31 and 32 N. 72-18 E. 180 feet to the beginning corner.

DEPRIVATION IS AS FOLLOWS: Deed Book 940, Page 497 - W.L. Shedd 4/10/72.

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 all taxes, liens, assessments, obligations, prior encumbrances, and any 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.

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 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 in favor of Mortgagee on the above described real estate and may be enforced and collected in the same manner as the other debt hereby secured.

After Mortgagee has been in default for failure to make a required payment 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 cures 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 present of payment, performance, or reimbursement of collateral is significantly impaired, the entire balance and interest and insurance charges shall at the option of Mortgagee become due and payable, without notice or demand. Mortgagee agrees to pay all expenses incurred in this and in any second interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagor's spouse hereby waive all marital rights, homestead exemption, and any other exemptions 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.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured hereby shall affect his respective obligations hereunder.

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

Beverly Swartz
(Witness)

H. M. Under
(Witness)

Jimmy R. George (LS)

Vivian B. George (LS)