

0219

RECORDING FEE PAID \$ 2.50 AUG 28 1973 GREENVILLE, TENNESSEE REAL PROPERTY MORTGAGE BOOK 1289 PAGE 219 ORIGINAL

MORTGAGEE: C.F.T. FINANCIAL SERVICES, INC. ADDRESS: 16 Liberty Lane P.O. Box 5758, Sta. R. Greenville, S.C.		MORTGAGOR: James J. Jester Margarete Jester 112 Kathryn Court, Greenville, S.C.		
LOAN NUMBER 4653	DATE 8-28-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION -27-73	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 11th
DATE FIRST PAYMENT DUE 10-11-73	AMOUNT OF FIRST PAYMENT \$ 109.00	AMOUNT OF OTHER PAYMENTS \$ 109.00	DATE FINAL PAYMENT DUE -11-73	TOTAL OF PAYMENTS \$ 6540.00
FINANCE CHARGE \$ 1112.75		ANNUAL PERCENTAGE RATE 13.99%		

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$20,000

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to C.F.T. Financial Services, Inc. (hereafter "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 certain piece, parcel or lot of land situate, lying and being on the southern side of Kathryn Court near the City of Greenville, in the County of Greenville, State of South Carolina being known and designated as Lot No. 25 on plat of Chestnut Hills No. 1, which plat is recorded in the REC Office for Greenville County in Plat Book 61, page 83, and having, according to said plat, the following metes and bounds, to wit: Beginning at a point on the southern side of Kathryn Court at the joint front corner of Lots 23 and 24, which point is 811.6 feet from the intersection of said Court and Bear Grass Drive; thence S 52-54 E. 175.2 feet to a point; thence S. 14-17 E. 135.1 feet to a point; thence N 85-24 E. 92 feet to a point; thence N. 14-27 W. 161.6 feet to a point on Kathryn Court; thence with said Court, N. 52-10 E. 58 feet to the point of beginning.

As a part of the consideration the grantee assumes and agrees to pay the balance of that certain mortgage in favor of the Veterans Administration recorded in Mortgage Book 874, page 505 with a present balance of \$13,130.03.

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 all fees, taxes, assessments, obligations and any charges whatsoever against the above described real estate and all sums due under any prior encumbrances against said real estate. Mortgagor also agrees to maintain insurance on the above described real estate in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor and in default thereof Mortgagee may, but is not obligated to, effect said insurance in Mortgagee's own name.

If Mortgagee makes an expenditure for any fee, tax, assessment, premium, covenant, prior mortgage or any charge whatsoever in connection with the above described real estate, such expenditure 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.

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, (s-we) have set (my-ow) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered in the presence of

James W. Chapman (Witness)
Paul A. Pence (Witness)

James J. Jester (Mortgagor)
Margaret S. Jester (Mortgagor)

CFI 82-1024C (10-71) - SOUTH CAROLINA FINANCIAL SERVICES

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 19 PAGE 289

SATISFIED AND CANCELLED OF RECORD 5 DAY OF Oct. 19 73
Dorrie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:45 O'CLOCK A. M. NO. 9741

4328 NY-2