

OCT 5 1973
 EQUITY INVESTMENT REAL PROPERTY MORTGAGE
 BOOK 1292 PAGE 407
 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS U.C. J. A. Maddox Susan F. Maddox Rt. 1, Farr's Bridge Road Greenville, SC		MORTGAGEE CLE FINANCIAL SERVICES Corp. ADDRESS 10 W. Stone Avenue Greenville, SC			
LOAN NUMBER	DATE	DATE FIRST PAYMENT DUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	10-3-73	10-3-73	120	6	11-3-73
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 143.00	\$143.00	10-3-83	\$ 17,160.00	\$10,094.12	

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 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 In Paris Mountain Township, containing 3.5 acres, more or less, and being a portion of the property shown on plat of Mary J. McNabb recorded in the R. F. C. Office for Greenville County in Plat Book F, at page 34, and having, according to said plat, the following vertices and bounds, to-wit:

BEGINNING at an iron pin in the center of Farr's Bridge Road, also known as Saluda Dam Road, at the corner of Bagwell, and running thence ∇ 28° E 693 feet to an iron pin in the creek; thence along said creek in an easterly direction, 501.55 feet; thence along the East property, S 28° W 693 feet to an iron pin in the center of said Road; thence along the center of said Road, ∇ 67° W 165 feet to an iron pin; thence along the center of said Road, ∇ 65° W 330 feet to the point of beginning and being the same property conveyed to us in Deed Book 265, at page 56.

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

If Mortgagor shall duly pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, fees, 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 or effect insurance in Mortgagee's own name, and such payments and expenditures for insurance shall be at 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, (We) have set (my-our) hand and seal, this day and year first above written.

Signed, Sealed, and Delivered
 in the presence of

R. L. Byrum
 (Witness)
Dona Smith
 (Witness)

James A. Maddox R.S.
Susan F. Maddox R.S.