

RECORDING FEE
PAID \$ 2.50

FILED

MAY 23 1974

REAL PROPERTY MORTGAGE

BOOK 1311 PAGE 423 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS TANKERLEY Gary A. Hawkins Glenda S. Hawkins 602 Summit Drive Greenville, S. C.		MORTGAGEE C.T. FINANCIAL SERVICES Inc. ADDRESS 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE 5-22-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 5-27-74	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 12th	DATE FIRST PAYMENT DUE 7-12-74
AMOUNT OF FIRST PAYMENT \$ 138.00	AMOUNT OF OTHER PAYMENTS \$ 138.00	DATE FINAL PAYMENT DUE 6-12-79	TOTAL OF PAYMENTS \$ 8280.00	AMOUNT FINANCED \$ 5985.19	

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

All that lot of land in Greenville County, State of South Carolina, on the Northeastern corner of Summit Drive and Northwood Avenue in the City of Greenville being a portion of Lot No.2, as shown on a plat of property of Furman C. Smith and G. Herman Walker recorded in Plat Book S at Page 3, and according to a survey made by J. C. Hill on March 21, 1963, is described as follows:

Beginning at an iron pin at the northeastern corner of Northwood Avenue and Summit Drive and running thence with the eastern side of Summit Drive N. 1-26 W. 84.2 feet to an iron pin on Northwood Avenue; thence with the Northern side of said Avenue N 87-34 W. 154 feet to the beginning corner.

This is the same property as that conveyed to the Grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 720 at Page 243.

This conveyance is made subject to such easements, rights-of-way and restrictions as appear on record or on the premises.

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 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.

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 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, (I-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

John K. Greff
(Witness)
Bobby Durrell
(Witness)

Gary A. Hawkins (LS.)
(Gary A. Hawkins)
Glenda S. Hawkins (LS.)
(Glenda S. Hawkins)