

MAY 30 1974

REAL PROPERTY MORTGAGE <sup>BOOK</sup> 1312 PAGE 79

RECORDING FEE  
\$10.00

DONNIE S. TALKERSLEY  
NAMES AND ADDRESSES OF ALL MORTGAGORS

Jamie A. Reeves  
 Margaret L. Reeves  
 10 Pent Twig Dr.  
 Greenville, S.C.

MORTGAGEE: CLT. FINANCIAL SERVICES, Inc.  
 ADDRESS: 46 Liberty Lane  
 Greenville, S.C.

LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	5-28-74	6-1-74	60	1	7-1-74
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 59.00	\$ 59.00	6-1-79	\$ 3540.00	\$ 2528.57	

**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 certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being on the easterly side of Bent Twig Dr., near the City of Greenville, S.C., being shown as Lot No. 19 on plat of Biltmore as recorded in the RMC Office for Greenville County, S.C. in Plat Book Y, page 147, and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on the easterly side of Bent Twig Dr. at a point 337.2 feet north of the northeasterly corner of the intersection of Bent Twig Dr. and Two Notch Rd., said pin being the joint front corner of Lots Nos. 18 and 19, and running thence along the easterly side of said Dr. N 14-46 E 75 feet to an iron pin, joint front corner of Lots Nos. 19 and 20; thence along the joint line of said Lots S 75-14 E 150 feet to an iron pin, joint rear corner of Lots Nos. 19, 20, 33, and 34; thence along the joint line with Lot No. 34 S 14-46 W 75 feet to an iron pin, joint rear corner of Lots Nos. 18 and 19; thence along the joint line of said Lots N 75-14 W 150 feet to the point of beginning. For deed into grantor see Deed Book 547, page 341. As a part of the consideration herein the grantee does hereby assume and agree to pay the balance of \$9,757.67 due on that certain mortgage given by the grantor herein to C. Douglas Wilson & Co., dated March 12, 1956, in the face amount of \$10,200.00, and recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 671, page 69.

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.

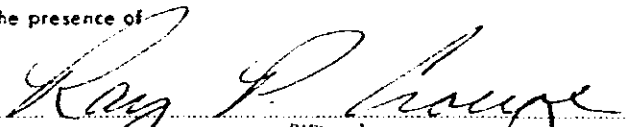
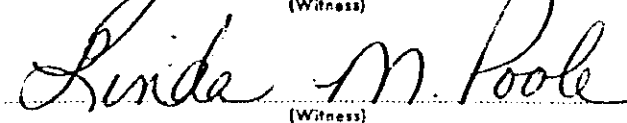
Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.

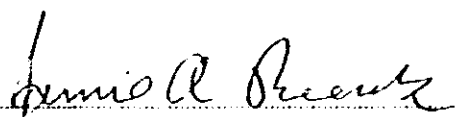
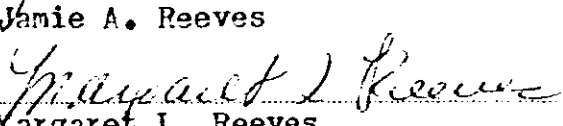
Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

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

  
 (Witness)  
  
 (Witness)

 (LS.)  
 Jamie A. Reeves  
 (LS.)  
 Margaret L. Reeves