

NAMES AND ADDRESSES OF ALL MORTGAGORS Arthur Williams Mary E. Williams 17 Sturtevant Street Brandon Mills Greenville, S. C.		MORTGAGEE C.F.T. FINANCIAL SERVICES INC ADDRESS 116 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	6-4-74	5-8-74	60	23 RD	6-7-23-74
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$126.00	\$126.00	5-23-79	\$ 7560.00	\$ 5451.85	

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 situate, lying and being in or near Greenville, in the County of Greenville, State of South Carolina, and being more particularly described as Lot No. 136, Section 1, as shown on a plat entitled "Subdivision for Aoney Mills, Brandon Plant, Greenville, S.C." made by Dalton & Neves, Engineers, February, 1959 and recorded in the R.M.C. office for Greenville County in Plat Book 66, at pages 56-59. According to said plat the within described lot is also known as No. 17 Sturtevant Street and fronts thereon 65 feet.

This conveyance is made subject to protective covenants, restrictions and conditions of the subdivision for Aoney Mills, Brandon Plant, recorded in the R.M.C. office for Greenville County in Deed Vol. 325 et seq., which shall run with the land.

The grantees herein expressly assume and agree to pay the balance due on a certain note and mortgage executed by the grantors on the 10th day of June, 1959, in the original sum of \$4,100.00, in favor of First Federal Savings and Loan

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

Association of Greenville, recorded in the R.M.C. office for Greenville County in Mortgage Book 792, at page 499, on which there is a balance due of \$4,083.71

Mortgagor agrees to pay all taxes, liens, assessments, obligations, or 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 as of this date.

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.

Mortgagee 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, the undersigned, my hand and seal, this day and year first above written.

Signed, Sealed, and Delivered
 in the presence of

(Handwritten signatures of Arthur Williams and Mary E. Williams)

(Handwritten signature of Arthur Williams) (LS)
(Handwritten signature of Mary E. Williams) (LS)

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