

FILED
JUN 14 1974

REAL PROPERTY MORTGAGE

ORIGINAL

NAME AND ADDRESS OF ALL MORTGAGORS DONNES, TANNER, LEE Patricia C. Suddeth 226 Pleasantridge Ave. Greenville, S.C.		MORTGAGEE: CLE. FINANCIAL SERVICES, INC. ADDRESS: 16 Liberty Lane Greenville, S.C.		1313 PAGE 679	
LOAN NUMBER	DATE 6-12-71	DATE NAME CHANGE OR OTHER 6-17-71	NUMBER OF PAYMENTS 80	DATE DUE EACH MONTH 2	DATE FIRST PAYMENT DUE 8-2-71
AMOUNT OF FIRST PAYMENT \$ 78.00	AMOUNT OF OTHER PAYMENTS \$ 78.00	DATE FINAL PAYMENT DUE 7-2-79	TOTAL OF PAYMENTS \$ 1,680.00	AMOUNT FINANCED \$ 3,116.06	

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 on the north side of Pleasant Ridge, and in the City of Greenville, County of Greenville, South Carolina, being shown and designated as Lot 89 on Plat of Pleasant Valley as recorded on the REC office for Greenville County, in plat Book F at page 33 and, according to said plat having the following metes and bounds, to-wit:

Beginning at an iron pin on the North side of Pleasant Ridge Ave., said iron pin being 94.6 feet north 89-52 East from the North East intersection of Fenrose Avenue and Pleasant Ridge Ave., and running thence with Pleasant Ridge Ave., North 89-52 East 60 feet to an iron pin thence North 0-03 West 160 feet to an iron pin; thence South 89-52 West 60 feet to an iron pin; thence South 0-03 East 160 feet to an iron pin, the point of beginning.

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, and 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 such 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 as a single mortgage held by Mortgagee against Mortgagor on the above described real estate

In Witness Whereof, I have set my hand and seals, the day and year first above written.

Signed, Sealed, and Delivered
in the presence of

John R. Ruffin
Bobby McCall
(Witness)

Patricia C. Suddeth (LS)
Patricia C. Suddeth (LS)