

FILED  
2:50 OCT 7 1974  
REAL PROPERTY MORTGAGE

BOOK 1324 PAGE 327 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Ralph Rogers Ruth A. Rogers Rt. 2, Box 58-1, Sunny Lane Piedmont, S.C.		MORTGAGEE: C.T. FINANCIAL SERVICES, Inc. ADDRESS: 16 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE 10-1-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS 24	DATE DUE EACH MONTH 11-1-74	DATE FIRST PAYMENT DUE 11-21-74
AMOUNT OF FIRST PAYMENT \$ 61.00	AMOUNT OF OTHER PAYMENTS \$ 61.00	DATE FINAL PAYMENT DUE 10-21-79	TOTAL OF PAYMENTS \$ 3810.00	AMOUNT FINANCED \$ 2802.92	

**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 in the State of South Carolina, Grove Township containing 2.19 acres, more or less, and being the major portion of Lot 23 as shown on a plat of the property of R. E. Dalton, recorded in Plat Book "S", at page 15, and being more particularly described according to said plat as follows: BEGINNING at an iron pin on the north side of Sunny Lane at the joint front corner of Lots 22A & 23 and running thence with the joint line of said Lots N. 12-19 E. 488 feet to an iron pin near the branch; thence with the meanders of the branch as the line, the traverse of which is S. 85-10 W. 205 feet to a point in the rear of Lot 23; thence on a new line through Lot 23 S. 20-19 W. 425 feet to an iron pin in the north side of Sunny Lane; thence with the curve of Sunny Lane, the chord of which is S. 53-0-8 E. 38 feet to an iron pin; thence continuing with Sunny Lane S. 85-0-6 E. 175 feet to 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, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagee 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 R. Coffin Jr.*  
 (Witness)  
*Linda M. Poole*  
 (Witness)

*Ralph Rogers* ..... (LS.)  
 Ralph Rogers  
*Ruth A. Rogers* ..... (LS.)  
 Ruth A. Rogers