

FILED
 OCT 25 1974
 DONNIE S. TARRISLEY

REAL PROPERTY MORTGAGE

1326 PAGE 193 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Robert L. Cook Jane Cook 1124 1/2 St. Greenville, S.C.		MORTGAGEE: C.T. FINANCIAL SERVICES ADDRESS: 1124 1/2 St. Greenville, S.C.		
LOAN NUMBER	DATE 10-22-74	INTEREST RATE 10 3/4%	NUMBER OF PAYMENTS	DATE DUE EACH MONTH 12-31-74
AMOUNT OF FIRST PAYMENT \$ 95.00	AMOUNT OF OTHER PAYMENTS \$ 95.00	DATE FINAL PAYMENT DUE 11-10-75	TOTAL OF PAYMENTS \$ 1775.00	AMOUNT FINANCED \$ 2075.07

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 buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Southwestern side of Charlotte Street, being known and designated as the western portion of Lot No. 17 of the S. Levitt Auld property; and also as shown on a plat thereof recorded in the S.C. Office for Greenville County in Plat Book A at Page 111, and also as shown on a revised plat recorded in the S.C. Office for Greenville County in Plat Book B at Page 127. The subject premises are described according to a more recent plat prepared by Piedmont Engineering Service, Greenville, S.C., dated May 31, 1954, and entitled "Property of Herbert L. Harrison, Greenville, S.C." and also the following sets and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Charlotte Street at the joint front corner of Lots No. 17 and 18 of the S. Levitt Auld property, which iron pin is 107.0 feet from the intersection of Charlotte Street and Joyce Springs Avenue, and running thence along the corner line of said lots S. 32-00W. 200.0 feet to an iron pin near the bank of a creek; thence with the creek as the line, the traverse course being S. 41-05E. 90.0 feet to an iron pin on the southwestern side of Charlotte Street; thence along the southwestern side of Charlotte Street N. 57-40W. 65.0 feet to an iron pin, the point of beginning. This is the identical property conveyed to the grantor herein by deed of G. A. Cook dated June 4, 1954, and recorded in the S.C. Office for Greenville County in Deed Book 500 at Page 11. The mortgage herein assumed by the grantee was originally the grantor to General Mortgage Co. on June 4, 1954 in the original principal sum of \$250.00 and is recorded in the S.C. Office for Greenville County in Deed Volume 500 at Page 74.

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

Andrew P. Lento
 (Witness)

John R. Gaffney Jr.
 (Witness)

Robert L. Cook
 Robert L. Cook (S.S.)

Jane Cook
 Jane Cook (S.S.)

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