

3-3-20 GREENVILLE CO S C

DUPLICATE FEE
2.50

REAL PROPERTY MORTGAGE

BOOK 1326 PAGE 799 ORIGINAL

| | | | | | |
|--|--------------------------|--|--------------------|---------------------|------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS Frances P. Carlton 214 Pleasant St. Greenville, S.C. Prop: 15 Hill Top Ave. | | MORTGAGEE: CLT. FINANCIAL SERVICES, INC. ADDRESS: 1473 North Main Greenville, S.C. | | | |
| LOAN NUMBER | DATE | DATE FIRST CHARGE BECAME DUE IF LOWER THAN DATE OF MATURITY | NUMBER OF PAYMENTS | DATE DUE EACH MONTH | DATE FIRST PAYMENT DUE |
| | 10-25-71 | 11-10-71 | 60 | 10 | 10-10-71 |
| AMOUNT OF FIRST PAYMENT | AMOUNT OF OTHER PAYMENTS | DATE FINAL PAYMENT DUE | TOTAL OF PAYMENTS | AMOUNT FINANCED | |
| \$ 132.00 | \$ 122.00 | 11-10-79 | \$ 2000.00 | \$ 212.00 | |

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (or, 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, together with the improvements thereon, situate, lying and being on the southwestern side of Hilltop Avenue in the County of Greenville, State of South Carolina, being known and designated as Lot No. 4 on plat entitled property of H. J. Martin, recorded in the R. L. Office for Greenville County, S. C. in Plat Book 3 at page 130, and having a boundary as said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the southwestern side of Hilltop Avenue at the joint front corner of Lots 3 and 4, and running thence with the joint line of said Lots S. 16-10 W. 119.5 feet to an iron pin; thence S. 13-10E. 50 feet to an iron pin at the corner of Lot 5; thence with the line of Lot 5 S. 16-35 E 119.1 feet to an iron pin on the southwestern side of Hilltop Avenue, thence with Hilltop Avenue N. 23-00 W. 50 feet to the point of beginning, being the same property conveyed to the grantor herein by deed of Frank P. McGowan, Jr. August 20, 1974, recorded in Deed Book 1005 at Page 345.

Subject to existing easements, restrictions and rights of way upon or affecting said property. 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, fees, 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

Bruce Bowman
(Witness)
Ray P. Crane
(Witness)

Frances P. Carlton (L.S.)
Frances P. Carlton

(L.S.)