

FILED
FEB 11 1975

REAL PROPERTY MORTGAGE 1333 PAGE 217 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS: Albert Young Ethnetta Young Et. al Piedmont, S.C.		MORTGAGEE: C.F.T. FINANCIAL SERVICES, Inc. ADDRESS: 14 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTIONS	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	2-10-75	2-11-75	26	15	3-15-75
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 88.00	\$ 88.00	2-15-78	\$ 2168.00	\$ 2511.00	

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 tract of land situate, lying and being in Grove Township, County of Greenville, State of South Carolina, as shown on a plat of the property of Albert Young by Jones Engineering Services, dated February 5, 1966, and having according to said plat the following metes and bounds, to wit:

Beginning at a stake on an Access Road, 262.5 feet southeast of Reedy Fork Road, as shown on the plat and running thence S. 28-30 E. 115 feet along said Access Road to a stake; thence S. 63-37 W. 117 feet to a stake; thence N. 32-11 W. 115 feet along the line of the Young property to a stake; thence N. 63-23 E. 121.5 feet along the line of the Sweeney property to a stake, the beginning corner being a portion of the property conveyed to the grantors by deed dated April 13, 1953 and recorded in Deed Volume 476, page 239 in the Office of the S.C.C. for Greenville County.

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

John A. Dill (Witness)
John R. Griffin (Witness)

Albert Young (LS)
Ethnetta Young (LS)

CFI 82-1024D (10-72) - SOUTH CAROLINA
FINANCIAL SERVICES

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