

REAL PROPERTY MORTGAGE

1334 107 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Malcolm G. Sanders Sybil Sanders Property At: Robinson Road Taylors, South Carolina		MORTGAGEE C.T. FINANCIAL SERVICES INC ADDRESS 46 Liberty Lane Greenville, S. C.		
LOAN NUMBER	DATE 2-28-75	DATE FIRST CHARGE BEGINS TO RUN 3-5-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 4-14-75
AMOUNT OF FIRST PAYMENT \$146.00	AMOUNT OF OTHER PAYMENTS \$146.00	DATE FINAL PAYMENT DUE 3-14-80	TOTAL OF PAYMENTS \$8760.00	AMOUNT FINANCED \$394.16

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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, situated more or less north of Chick Springs and lying east of Saint Mark Road, and being known and designated as Lot No. 12 and one-half of Lot No. 13, adjacent to each, of a subdivision of the W. B. Williams property and having in the aggregate the following metes and bounds, according to a Plat and survey by F. L. Dunshoo, S. E., January 21, 1947, said Plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "Q" at page 121;-
 BEGINNING at a stake on the south side of a county road at a corner of Lot No. 11 and running thence with line of Lot No. 11 in a southeasterly direction 150 feet to a stake in line of Lot No. 13; thence with line of Lots Nos. 43 and 42 N. 65-30 E. 75 feet to a stake which is the middle of Lot No. 13; thence in a northeasterly direction 150 feet to a stake on the south side of county road; thence with said county road S. 62-48 W. 75 feet to the beginning corner.
 My Share in the above described property which is being hereby conveyed, and my right, title and interest therein, were acquired by me through the deed of Margaret S. Sanders dated July 21, 1961, and recorded in the R.M.C. Office for Greenville County in Deed Book 678 at Page 488.

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

Ray P. [Signature]
 (Witness)
[Signature]
 (Witness)

Malcolm G. Sanders (LS)
 (Malcolm G. Sanders)
Sybil Sanders (LS)
 (Sybil Sanders)

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