

PAID \$ 2.00 APR 25 1975 REAL PROPERTY MORTGAGE BOOK 1337 PAGE 795 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Olen L. McKinney Wanda H. McKinney 60 South Estate Tr. Greenville, S.C.		MORTGAGEE C.T. FINANCIAL SERVICES, INC. ADDRESS: 16 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	1-23-75	1-28-75	60	13	6-13-75
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 47.00	\$ 47.00	5-13-80	\$ 2820.00	\$ 2011.29	

**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 of a lot of land in the County of Greenville, South Carolina, more particularly described as follows: Tract No. 45 on plan of Greenwood, Inc. subdivision recorded in the Public Office for Greenville County, S.C. said lot having a front side of 30 feet on the east side of South Estate Drive, a depth of 127.3 feet on the north side, a depth of 111.3 feet on the south side and a rear width of 75 feet.

This is the same lot conveyed to grantor by Greenwood, Inc. by deed recorded June 17, 1961 in vol. 177 page 242 of the Public Office for Greenville County, S.C. and is conveyed subject to restrictions applicable to said subdivision recorded in vol. 313 page 375 and to any recorded easements or rights of way.

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

*Ray P. Pigeon*  
(Witness)  
*Linda M. Poole*  
(Witness)

*Olen L. McKinney* (LS)  
Olen L. McKinney  
*Wanda H. McKinney* (LS)  
Wanda H. McKinney

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