

REAL PROPERTY MORTGAGE BOOK 1338 PAGE 195 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Curtis Chandler Ruby Chandler 20 Lerman Street Greenville, SC 29605		MORTGAGEE: CLT. FINANCIAL SERVICES Corp. ADDRESS: 10 W. Stone Avenue Greenville, SC			
LOAN NUMBER 30062	DATE 4-29-75	DATE FINANCE CHARGE BEGINS TO ACCRUE 3-2-75	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 3	DATE FIRST PAYMENT DUE 6-3-75
AMOUNT OF FIRST PAYMENT \$ 122.00	AMOUNT OF OTHER PAYMENTS \$ 122.00	DATE FINAL PAYMENT DUE 5-3-83	TOTAL OF PAYMENTS \$ 11,712.00	AMOUNT FINANCED \$7507.70	

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 situate, lying and being on the Southern side of Lerman Drive, Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 20 as shown on a plat of Section 2, Fairfield Acres, prepared by C.O. Riddle, dated January, 1956, recorded in the RMC Office for Greenville County, South Carolina, in plat Book FF at Page 459, and having according to said plat the following metes and bounds:

.BEGINNING at an iron pin on the southern side of Lerman Drive at the joint front corner of Lots 19 and 20, and running thence with the line of Lot No. 19 S. 2-25 N. 125.3 feet to an iron pin; thence with the line of property now or formerly of W. A. Stepp N. 87-48% 75 feet to an iron pin at the joint rear corner of Lots Nos. 20 and 21; thence with the line of Lot No. 21 N. 2-2 2-25 E. 125.6 feet to an iron pin on the southern side of Lerman Drive; thence with the southern side of Lerman Drive S. 87-35 E. 75 feet to the point of beginning, and being the same lot of land conveyed to Billy Martin and Patsy C. Martin by Henry C. Harding by deed dated June 20, 1959 and recorded in said RMC Office in Deed Book 628, at page 174.

THIS is the same lot of land conveyed by Billy Martin and Patsy C. Martin to Robert Carl Parker, Jr. and Wanda LaVell Parker by deed dated April 27, 1960 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 649 at page 129.

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

W. A. Stepp
W. A. Stepp
Ruby Chandler
Ruby Chandler

Curtis Chandler (LS)
Curtis Chandler
Ruby Chandler (LS)
Ruby Chandler