

250

REAL PROPERTY MORTGAGE
FILED
SEP 30 1975
DONNIE S. TANKERSLEY
R.M.C.

BOOK 1349 PAGE 983 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS John S. Estes Nell C. Estes 8 Concord Street Greenville, S. C.		MORTGAGEE: CLT. FINANCIAL SERVICES Inc ADDRESS: 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	9-25-75	10-1-75	60	12th	11-12-75
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 111.00	\$ 111.00	10-12-80	\$ 6660.00	\$ 4861.32	

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, situate, lying and being in the County of Greenville and in Greenville Township, School District 8-AB, on the eastern side of Dover Street and being known and designated as Lot No. 53 of the property of Edgar C. Waldrop, Trustee, by plat of Dalton and Neeves dated March, 1946, and recorded in the R.M.C. Office for Greenville County in Plat Book "B", at page 171, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Dover Street on the Corner of Lot No. 52, which point is 150 feet north from Laurel Street and running thence along the line of Lot No. 52 N. 86-04 E. 150 feet to an iron pin at the rear corner of said Lot; thence N 3-56 W. 50 feet to an iron pin at the rear corner of Lot No. 54; thence along the line of that Lot S. 86-04 W 150 feet to an iron pin at the corner of said Dover Street S. 3-56 E. 50 feet to the beginning corner.

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. Crave
(Witness)
Brenda D. Gauthier
(Witness)

John S. Estes
(John S. Estes) (LS)
Nell C. Estes
(Nell C. Estes) (LS)