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GREENVILLE CO. S. 8 3 32 PM 1975

WILLIAM S. McLERROY

MARY McLERROY

220 Delray Circle
Greenville, SC

MORTGAGEE C.F.T. FINANCIAL SERVICES Inc.
ADDRESS 10 W. Stone Ave.
Greenville, SC

LOAN NUMBER 26750	DATE 3-7-75	DATE FINANCE CHARGES BEG TO ACCRUE IF OTHER THAN DATE OF EXECUTION 8-12-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 12	DATE FIRST PAYMENT DUE 9-12-75
AMOUNT OF FIRST PAYMENT \$ 172.08	AMOUNT OF OTHER PAYMENTS \$ 172.08	DATE FINAL PAYMENT DUE 8-12-80	TOTAL OF PAYMENTS \$ 10,324.80	AMOUNT FINANCED \$ 7500.00	

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

hereon situated in South Carolina, County of Greenville All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina on the eastern side of Delray Circle and being known and designated as Lot 54 on a plat of Section II, Farmington Acres, recorded in the R.M.C. Office for Greenville County in Plat Book 353, Page 169, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Delray Circle, joint front corner of Lots 53 and 54 and running thence along the line of Lot 53 N. 52-45 E. 150 feet to a point in the line of property of C.E. Robinson, Jr., joint rear corner of Lots 53 and 54; thence running along the line of Robinson property S. 37-15 W., 110 feet to a point; thence running S 52-45 W. 150 feet to a point on the eastern side of Delray Circle; thence running along the eastern side of Delray Circle N. 37-15 W. 110 feet to the point of beginning.

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 S. Curran
(Witness)

William F. McLeroy (Mortgagor)
Mary S. McLeroy (Mortgagor)