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**REAL PROPERTY MORTGAGE**      1051 403      ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Danny H. Couch Ruth Ann Couch 5 Twin Springs Drive Greenville, S. C. 29605		MORTGAGEE: C.T. FINANCIAL SERVICES INC Address: 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE	DATE FINANCIAL SERVICES TO APPEAR	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	10-14-75	1-2075	60	4th	12-4-75
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS		AMOUNT FINANCED
\$ 58.00	\$ 58.00	11-04-80	\$ 3480.00		\$ 2485.72

**THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000**

NOW, KNOW ALL MEN, that Mortgagor (as, 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 Northeastern side of Twin Springs Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 82 as shown on plat entitled "Revision of Lots Nos 82, 83 and 84, Pecan Terrace", dated February 25, 1955, prepared by Piedmont Engineering Service and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book II at page 65, and having according to a more recent plat entitled "Property of Danny H. Couch", dated February 19, 1973, prepared by Carolina Engineering and Surveying Company, the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Twin Springs Drive at the joint front corner of Lots Nos. 81 and 82 and running thence with the line of Lot No. 81, N. 64-34 E. 156 feet to an iron pin at the joint rear corner of Lots Nos. 81 and 82; thence S. 25-26 E. 64 feet to an iron pin at the joint rear corner of Lots Nos. 82 and 83; thence with the line of Lot No 83 S. 62-18 W. 150.02 feet to an iron pin on the Northeastern side of Twin Springs Drive at the joint front corner of Lots Nos. 82 and 83; thence with the Northeastern side of Twin Springs Drive, N. 30-25 W. 70.2 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  
 This is the identical property conveyed to the grantors herein by deed of L.R. Ellison dated November 10, 1970, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina  
 Mortgagor agrees to pay all taxes, fees, 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, (we) have set (my) our hands and seals the day and year first above written.

Signed, Sealed, and Delivered  
 in the presence of

*Kay P. Plouffe*  
 (Witness)  
*Rebecca Kewell*  
 (Witness)

*Danny H. Couch* (LS)  
 (Danny H. Couch)  
*Ruth Ann Couch* (LS)  
 (Ruth Ann Couch)

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