

REAL PROPERTY MORTGAGE BOOK 1352 PAGE 429 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS George A Gambrell 155 Ridge Street Greenville, S. C. 29609		MORTGAGEE C.F.T. FINANCIAL SERVICES Inc ADDRESS 46 Liberty Lane Greenville, S. C. 29606	
LOAN NUMBER	DATE 10-28-75	DATE FIRST PAYMENT DUE 12-10-75	DATE DUE EACH MONTH 10th
AMOUNT OF FIRST PAYMENT \$ 70.00	AMOUNT OF OTHER PAYMENTS \$ 70.00	DATE FINAL PAYMENT DUE 11-10-80	TOTAL OF PAYMENTS \$ 4200.00
		AMOUNT FINANCED \$3000.00	

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 thereon situated in South Carolina, County of **Greenville**

ALL that lot of land in the County of Greenville, City of Greenville, State of South Carolina, known as lot 186 of the subdivision of the Village of Mills Mill, recorded in plat book GG at pages 60 and 61, and having the following notes and bounds to-wit:

BEGINNING at an iron pin on the southern side of Ridge Street, 84.1 feet west of the intersection of Hill Street, at the corner of lot 185, and running thence S 10-14 E. 70.2 feet to an iron pin; thence S 47-46 W, 84.9 feet to an iron pin; thence N 21-20 W 101.5 feet to an iron pin on said street; thence with the street N 69-55 E. 93 feet to the point of beginning. Said property is the same conveyed to us in deed book 502 at page 445 and is subject to the restriction and rights of way contained therein.

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, 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, (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 F. Cause
(Witness)

George A. Gambrell
(George A. Gambrell)

George A. Gambrell (LS.)
George A. Gambrell (LS.)