

REAL PROPERTY MORTGAGE

BOOK 1353 PAGE 497 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Leila Tate Poole Doris P. Edons Route 1 Old Mill Road Travelers Rest, South Carolina		MORTGAGEE: CLT. FINANCIAL SERVICES INC ADDRESS 46 Liberty Lane P.O. Box 5758 Station "B" Greenville, South Carolina 29606			
LOAN NUMBER	DATE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE	
	11-11-75	60	1st	1-1-76	
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	TOTAL OF PAYMENTS		AMOUNT FINANCED	
\$ 89.00	\$ 89.00	\$ 5340.00		\$3814.29	

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, lying and being in Bates Township, County of Greenville, State of South Carolina, containing 6 acres, more or less, designated as Tract No. 2 on a plat of the Estate of Alvin E. Poole, by Terry T. Dill, L.S. dated October 2, 1964, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book HHH at page 133, and having, according to said plat, the following rates and bounds, to-wit:

Beginning at an iron pin, joint front corner of tracts Nos. 1 and 2 thence along Kelley's Mill Road S. 79-55 E., 205.7 feet to an iron pin, joint front corner of tract 2 and 3; thence S. 10-30 W. 922 feet to an iron pin in line of property of Ruth B. Kelley; thence N. 67-10 W. 269 feet to an iron pin; thence N. 0-30 E. 668 feet to an iron pin rear corner of tract No. 1; thence S. 79-55 E. 210 feet to an iron pin; thence N. 0-30 E. 210 feet to an iron pin, point of beginning.

This is a portion of the same property in which the grantee and others conveyed certain undivided interest to the Grantor herein by deed of Betty Poole Rochester, et al. dated August 5, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina, in deed book 754, at page 575.

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

Rebecca Hurvell
(Witness)
Ray P. Crane
(Witness)

Leila Tate Poole
Leila Tate Poole (L.S.)
Doris P. Edons
Doris P. Edons (L.S.)
Charles J. Edons