



NAMES AND ADDRESSES OF ALL MORTGAGORS Clarence A. Tate 63 South Esata Drive Greenville, South Carolina		MORTGAGEE C.T. FINANCIAL SERVICES ADDRESS: 46 Liberty Lane P.O. Box 5758 Station "B" Greenville, South Carolina 29606			
LOAN NUMBER	DATE 11-11-75	DATE FINANCE CHARGE BEGINS TO ACCRUE OR OTHER DATE OF INTEREST 11-17-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 1st	DATE FIRST PAYMENT DUE 1-1-76
AMOUNT OF FIRST PAYMENT \$ 63.00	AMOUNT OF OTHER PAYMENTS \$ 63.00	DATE FINAL PAYMENT DUE 12-01-80	TOTAL OF PAYMENTS \$ 3780.00	AMOUNT FINANCED \$ 2700.00	

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 certain piece, parcel or lot of land situate, lying and being on the Northeast side of South Estate Drive, in Gantt Township, near the City of Greenville County, S.C., being shown as Lot 63, on Plat of Crestwood, Inc., made by J. C. Hill, Surveyor, February 28, 1949, said plat being recorded in the R.M.C. Office for Greenville County S.C., in Plat Book "S", at page 189, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of South Estate Drive at joint front corner of Lots 62 and 63, and running thence with the line of Lot 62, N 52-45 E 150 feet to an iron pin; thence S 47-45 E 40 feet to an iron pin; thence with the line of Lot 64, S 44-05 W 161.2 feet to an iron pin on the Northeast side of South Estate Drive; thence along the Northeast side of South Estate Drive, N 32-00 W 40 feet to the beginning corner.

This is a portion of that property conveyed to Crestwood, Inc., by deed of L.A. Mosely, et al, dated Jan. 5, 1949, recorded in the R.M.C. Office for Greenville County S.C., in Deed Book 370, at page 47.

For restriction applicable to Crestwood, Inc. property, see Deed Book 350, R.M.C. Office for Greenville County, S.C. Grantee to pay 1950 taxes.

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 fees 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

Handwritten signatures of witnesses: Jeff Griffin and Kirby W. [unclear]

Clarence A. Tate (LS)
Clarence Tate

(LS)