

RECORDING FEE
PAID \$ 2.50

FILED
NOV 19 1975

REAL PROPERTY MORTGAGE BOOK 1353 PAGE 643 ORIGINAL

NAME OF BORROWER William E. Prince Vivian A. Prince 14 Saco Street Greenville, S. C.		MORTGAGEE: C.F.T. FINANCIAL SERVICES INC ADDRESS: 46 Liberty Lane Greenville, South Carolina 29606	
LOAN NUMBER	DATE 11-13-75	DATE FINANCE CHARGE BEGINS TO ACCRUE 11-19-75	NUMBER OF PAYMENTS 60
AMOUNT OF FIRST PAYMENT \$ 148.00	AMOUNT OF OTHER PAYMENTS \$ 148.00	DATE FINAL PAYMENT DUE 11-19-80	DATE DUE EACH MONTH 19th
		TOTAL OF PAYMENTS \$ 8880.00	DATE FIRST PAYMENT DUE 12-19-75
			AMOUNT FINANCED \$ 6481.76

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 situated, lying and being in the State of South Carolina, County of Greenville, and being more particularly described as Lot No. 281, Section 2, as shown on plat entitled "Subdivision for Abney Mills, Brandon Plat, Greenville, South Carolina", made by Dalton and Neves, Engineers, Greenville, S. C., February, 1959, and recorded in the Office of R.M.C. for Greenville County in Plat Book 44, at page 56 to 59. According to said plat the within described lot is also known as 14 Saco Street and fronts thereon 67 feet.

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, (We) have set (my own hand's) and seals) the day and year first above written.

Signed, Sealed, and Delivered
in the presence of

Ray P. ...
(Witness)
E. J. ...
(Witness)

William E. Prince (LS)
(William E. Prince)
Vivian A. Prince (LS)
(Vivian A. Prince)