

REAL PROPERTY MORTGAGE

BOOK 1255 PAGE 545 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Robert Warren Brock Evelyn B. Brock 712 Grove Road Greenville, S. C. 29605		MORTGAGEE: CLT. FINANCIAL SERVICES Inc ADDRESS: 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE 12-9-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF 12-9-75 TRANSACTION	NUMBER OF PAYMENTS 80	DATE DUE EACH MONTH 12th	DATE FIRST PAYMENT DUE 1-12-76
AMOUNT OF FIRST PAYMENT \$138.00	AMOUNT OF OTHER PAYMENTS \$138.00	DATE FINAL PAYMENT DUE 12-12-80	TOTAL OF PAYMENTS \$ 8280.00	AMOUNT FINANCED \$ 6043.80	

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 in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot no. 19 of Block "A", of Woodland Subdivision, property of Piedmont Corporation, as per plat made by Dalton & Neves, recorded in Plat Book "J", pages 70 and 71, R.M.C. Office for Greenville County, to which reference is hereby made complete description.

Beginning at an iron pin on Grove Road, which pin is 110.8 feet from the intersection of Grove Road and Henrydale Street., which pin is the joint front corner of lot 18 and 19, running thence with the joint line of said lot. N 62-36 W 150 feet; thence along rear line of lots 19 & 20, N 27-2 1/2 E 100 feet to iron pin; thence S 62-36 E 150 feet to iron pin on Grove Road; thence with Grove Road S 27-2 1/2 W 100 feet to the Beginning corner.

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

Brenda B. Leatherwood
(Witness)

John R. Guffin Jr
(Witness)

Robert Warren Brock (LS)

Robert Warren Brock

Evelyn B. Brock (LS)

Evelyn B. Brock

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