



BOOK 1363 PAGE 753 ORIGINAL

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| NAMES AND ADDRESSES OF ALL MORTGAGORS Quinton Lewis Lula J. Lewis 412 Dellwood Drive Greenville, S. C. 29609 | | MORTGAGEE: C.J.T. FINANCIAL SERVICES, Inc 46 Liberty Lane, P. O. Box 5758 Sta B Greenville, S. C. 29606 | | | |
| LOAN NUMBER | DATE 3-30-76 | DATE FINANCE CHARGE BEGINS TO ACCRUE 4-2-76 | NUMBER OF PAYMENTS 60 | DATE DUE EACH MONTH 15th | DATE FIRST PAYMENT DUE 5-16-76 |
| AMOUNT OF FIRST PAYMENT \$78.00 | AMOUNT OF OTHER PAYMENTS \$78.00 | DATE FINAL PAYMENT DUE 4-2-81 | TOTAL OF PAYMENTS \$4680.00 | AMOUNT FINANCED \$3342.86 | |

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 in the City and County of Greenville State of South Carolina, being shown and designated as Lot No. 5, on plat of property of Central Development, recorded in the RMC Office for Greenville County, S. C., in Plat Book "y", at Pages 148 and 149, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Dellwood Drive, at the corner of Lot No. 4, and running thence with the joint line of Lots Nos. 4 and 5 N. 12-06 E. 172 feet to an iron pin on the southerly side of Twin Lake Road; thence with the southerly side of Twin Lake Road N. 77-54 W. 50.1 feet to an iron pin; thence with the curvature of Twin Lake Road and Holmes Drive, the chord of which is S. 60-11 W. 37.2 feet to an iron pin on the easterly side of Holmes Drive; thence with the easterly side of Holmes Drive S. 18-16 W. 52 feet to an iron pin thence continuing with the easterly side of Holmes Drive S. 30-16 W. 77.8 feet to an iron pin; thence with the curvature of the intersection of Holmes Drive and Dellwood Drive, the chord of which is S. 19-33 E. 30.1 feet to an iron pin

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.
on the northerly side of Dellwood Drive; thence with the northerly side of Dellwood Drive S. 75-22 E. 67.4 feet to the point of BEGINNING.

Mortgagor agrees to pay all taxes, liens, 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 Duwall (Witness)
John R. Coffey Jr (Witness)

Quinton Lewis (L.S.)
Lula J. Lewis (L.S.)