

GREENVILLE CO. S. C.

REAL PROPERTY MORTGAGE

BOOK 1366 PAGE 107

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS John D. Mahon V.C. Vida Lee Mahon 10 Mark Drive Greenville, S.C.		PROPERTY LOCATED AT: 30 D Street, Judson, Greenville, SC		MORTGAGOR C.L.T. FINANCIAL SERVICES INC ADDRESS 10 West Stone Avenue Greenville, S. C. 29602	
LOAN NUMBER	DATE 04/27/76	DATE FINANCIAL INSTRUMENT BECAME EFFECTIVE 05/03/76	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 03	DATE FIRST PAYMENT DUE 06/03/76
AMOUNT OF FIRST PAYMENT \$ 82.00	AMOUNT OF OTHER PAYMENTS \$ 82.00	DATE FINAL PAYMENT DUE 05/03/81	TOTAL OF PAYMENTS \$4920.00	AMOUNT FINANCED \$3514.29	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (or, 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 on the East side of D Street, in Section 6 of Judson Mills Village, near the City of Greenville in said County and State, being known and designated as Lot Number Fourteen (14) as shown on a plat of Section No. 6 of Judson Mills Village, made by Dalton & Neves, engineers, November 1941, which plat is recorded in the R. M. C. Office for Greenville County, in plat Book "K" at pages 106 and 107, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of D. Street, joint front corner of Lots 13 and 14, and running thence with the line of Lot No. 13, N 41-44 E 260 feet to an iron pin on or near the West bank of Brushy Creek; thence N 41-44 E. to a point in the Center of Brushy Creek; thence down Brushy Creek approximately S 73-16 E. 77-2/10 feet, to a point in the center of Brushy Creek; thence South 41-44 W. to an iron pin on or near the West bank of the said Creek; thence S. 41-44 W. 292-6/10 feet to an iron pin on the East side of D Street; thence with D Street, N 48-06 W. 70 feet to the Beginning corner. Being the same property conveyed to Grantor by deed recorded in Deed Book 275 at page 422.

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, 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, (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

J. C. ...
(Witness)

J. A. ...
(Witness)

John D. Mahon (LS)

Vida Lee Mahon (LS)

CL 82-1024D (10-72) - SOUTH CAROLINA
FINANCIAL SERVICES

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