

PAID 2.50

REAL PROPERTY MORTGAGE
GREENVILLE CO. S. C.

BOOK 1367 PAGE 927 ORIGINAL

NAME AND ADDRESS OF ALL MORTGAGORS Ruby C. Browning 127 Princeton Avenue Greenville, South Carolina		MORTGAGEE CLT. FINANCIAL SERVICES 16 Liberty Lane P. O. Box 4758 Sta. B. Greenville, S. C. 29636	
DATE 5-14-76		DATE FINANCE CHARGE BEGINS TO ACCRUE 5-20-76	
AMOUNT OF FIRST PAYMENT \$124.00		AMOUNT OF OTHER PAYMENTS \$ 124.00	
DATE FINAL PAYMENT DUE 5-20-81		NUMBER OF PAYMENTS 60	
DATE DUE EACH MONTH 14th		TOTAL OF PAYMENTS \$ 7110.00	
DATE FIRST PAYMENT DUE 7-4-76		AMOUNT FINANCED \$ 5362.97	

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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 of 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 state of south Carolina Greenville County on the northwestern side of Princeton Avenue and being known and designated as lot no. 31 on plat of College Heights and recorded in Plat Book "P" at page 75 in the RMC Office for Greenville County and a more recent survey by R. W. Dalton dated June, 1953. Said lot having frontage of 75 feet on the northwesterly side of Princeton Avenue, a depth of 150 feet on the southwest a depth of 150 feet on the Northeast and 75 feet across the rear.

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, (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 Ruwall (Witness)

Justin R. Griffin Jr (Witness)

Ruby C. Browning (Mortgagor)
(Ruby C. Browning)

Cynthia J. Browning (Witness)
Ruby E. Browning (Witness)
Lindy Beck (Witness)
Lyn Bickett (Witness)



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