

RECORDING FEE

PAID \$ 2.50

FILED GREENVILLE PROPERTY MORTGAGE

BOOK 1371 PAGE 63 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Louvenia S. Mills Rt. 3 Taylors, S. C. 29687		JUN 23 3 27 PM '76 DONNIE S. TANKERSLEY R.M.C.	MORTGAGEE: C.T. FINANCIAL SERVICES ADDRESS: 10 W. Stone Ave. Greenville, S.C. 29602
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LOAN NUMBER 11341880	DATE 6-22-76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 6-28-76	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 28	DATE FIRST PAYMENT DUE 7-28-76
AMOUNT OF FIRST PAYMENT \$ 89.00	AMOUNT OF OTHER PAYMENTS \$ 89.00	DATE FINAL PAYMENT DUE 6-28-71	TOTAL OF PAYMENTS \$ 5340.00	AMOUNT FINANCED \$ 3814.29	

**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, and the improvements thereon, situate, lying and being in the state and county aforesaid, Chick Springs Township, about one mile north of Chick Springs, lying west from the St. Mark Road and on the north side of a new road, and being a part of the same land conveyed to us by deed from Jaisy Mitchell, being bounded on the north by lands now or formerly of C. B. Loftis, on the east by lot of E. E. Baker, on the south and west by other lands of ourselves, and having the following description:

BEGINNING on an iron pin on the Loftis line, joint corner of the E. E. Baker lot, and runs thence with the rear line of the Baker lot, in a southerly direction for a distance of 340 feet, more or less; Thence with the said new road, 160 Feet; thence in a northern direction for a distance of 340 feet, more or less; to the Loftis line; thence with the Loftis line, 220 feet to the beginning corner, containing One and One-half (1 1/2) acres, more or less.

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

*H. McClellan*  
(Witness)

*O. J. O'Neil*  
(Witness)

*Louvenia S. Mills* (LS)

*Jane Mills* (LS)



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