

RECORDING FEE PAID \$2.50

FILED
REAL PROPERTY MORTGAGE
AUG 19 1976
DONNIE S. TANKERSLEY
K.M.C.

BOOK 1375 PAGE 784 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS James T. Thackston Sarah Thackston 502 Gulliver Street Fountain Inn, S.C. 29544		MORTGAGEE: CLT. FINANCIAL SERVICES CORP. ADDRESS: 16 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29506			
LOAN NUMBER 30172	DATE 8-17-76	DATE FINANCE CHARGE BEGINS TO ACCRUE 8-20-76	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 20th	DATE FIRST PAYMENT DUE 9-20-76
AMOUNT OF FIRST PAYMENT \$ 243.00	AMOUNT OF OTHER PAYMENTS \$ 243.00	DATE FINAL PAYMENT DUE 8-20-81	TOTAL OF PAYMENTS \$ 14,580.00	AMOUNT FINANCED \$ 10,800.00	

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 lying and being, situate in the County and State aforesaid, Fairview Township, and in the corporate limits of the Town of Fountain Inn, on the south side of Gulliver Street with the following metes and bounds, to-wit;
 BEGINNING in the center of said Gulliver Street, joint corner with lands of J.G. McKelvey running thence across an iron pin in the edge of said street S. 53-55 E. 187 feet along joint line with said J.G. McKelvey to a stake; thence S. 37-45 W. along a joint line with other lands of Charles Henry Woods 75 feet to a stake; thence N. 53-55 E. 187 feet crossing an iron pin in the edge of said Gulliver Street N. 41-45 E. 75 feet to the point of beginning and bounded by other land of Charles Henry Woods, J.G. McKelvey and said Gulliver Street.

This being the same property conveyed to James T. Thackston by deed from David H. Garrett dated 10th Day of December 1952 and recorded in the RMC Office for Greenville County, recorded on 13th Day of December 1952 in

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.
 Deed Book 468 at page 327.

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

Stephen M. Pinner (Witness)
 Ray P. Howe (Witness)

James T. Thackston (L.S.)
 James T. Thackston
 Sarah Thackston (L.S.)
 Sarah Thackston