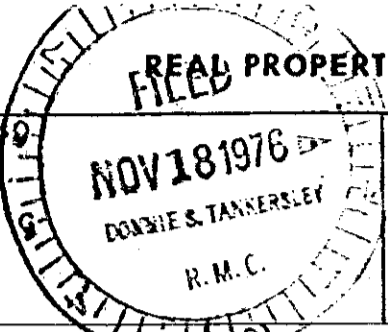


SOS... 2201



BOOK 1383 PAGE 291 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS R. E. Hipps Ruby Hipps Box 273 (Route #2) Simpsonville, S. C.		MORTGAGEE: CLT. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Ln P. O. Box 5758 Sta. B Greenville, S. C. 29606			
LOAN NUMBER	DATE 10/25/76	DATE FINANCE CHARGE BEGINS TO ACCRUE 10/29/76	NUMBER OF PAYMENTS 36	DATE DUE EACH 29th	DATE FIRST PAYMENT DUE 11/29/76
AMOUNT OF FIRST PAYMENT \$66.00	AMOUNT OF OTHER PAYMENTS \$ 66.00	DATE FINAL PAYMENT DUE 10/29/79	TOTAL OF PAYMENTS 2376.00	AMOUNT FINANCED 1877.30	

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 tract of land near Simpsonville, County and State Aforesaid, containing nine acres, more or less, according to a survey made by J. Mac Richardson, Reg. Land Surveyor, dated February, 1950, and shown on the plat as Tract Number 2. The said tract of land being at a nail in a dirt road at southeast corner of a tract conveyed to Broadus C. Hipps and runs thence N. 79-52 W. 1,185.4 feet to corner; thence S. 16 W. 350 feet to iron pin on/or near branch; thence S. 81-45 E. 1,188 feet to corner in road, thence along said road N. 16-38 E. 310 feet to beginning corner.

This being the same property conveyed to R.E. Hipps by J. T. Hipps, Martha Mae Clark, J. P. Hipps, Broadus Hipps by deed Dated 18 Day of March 1059 and record ed in the Office of the Greenville County, S.C. recorded on 17th Day October 1960 in Deed Book 661 at Page 97.

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 the indebtedness as herein before provided.

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 such insurance in Mortgagee's own name, and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand, 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.

After Mortgagor has been in default for failure to make a required instalment for 10 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 20 days after such notice is sent. If Mortgagor shall fail to cure such default in the manner stated in such notice, or if Mortgagor cures the default after such notice is sent but defaults with respect to a future instalment by failing to make payment when due, or if the prospect of payment, performance, or realization of collateral is significantly impaired, the entire balance, less credit for unearned charges, shall, at the option of Mortgagee, become due and payable, without notice or demand. Mortgagor agrees to pay all expenses incurred in realizing on any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagor's spouse hereby waive all marital rights, homestead exemption and any other exemption under South Carolina law.

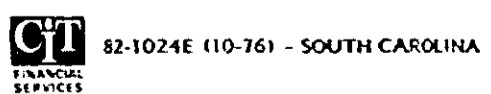
This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, (I-we) have set (my-our) hand(s) and sea(s) the day and year first above written.

Signed, Sealed, and Delivered in the presence of

Witness signatures: Rebecca Russell, Kay P. Brown

Mortgagor signatures: R.E. Hipps (LS), Ruby Hipps (LS)



80079 NW 18C
250M

4328 RV-21