

GREENVILLE CO. S. C.
REAL PROPERTY MORTGAGE

ORIGINAL

SEP 1 12 02 PM '77

NAMES AND ADDRESSES OF ALL MORTGAGORS Charles W. Vaughan Linda S. Vaughan 212 Richmond Dr. Greenville, S.C. 29609		MORTGAGEE: CLT. FINANCIAL SERVICES ADDRESS: 10 W. Stone Ave. Greenville, S.C. 29602			
LOAN NUMBER 27778	DATE 8-31-77	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 8-31-77	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 31	DATE FIRST PAYMENT DUE 9-30-77
AMOUNT OF FIRST PAYMENT \$ 125.00	AMOUNT OF OTHER PAYMENTS \$ 125.00	DATE FINAL PAYMENT DUE 8-31-77	TOTAL OF PAYMENTS \$ 4500.00	AMOUNT FINANCED \$ 3555.48	

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 of lot of land situate lying and being in Greenville County South Carolina, being shown as Lot 36, section one of Richmond Hills, plat of which is recorded in plat book JJJ, Page 81, and according to said plat, having the following metes and bounds, to-wit;

BEGINNING at an iron pin on the northwesterly side of Richmond Drive at the joint front corner of lots 35 and 36 running thence with the line of said lots, S. 60-45 E. 150 feet thence S. 29-15 W. 100 feet; thence N. 60-45 W. 150 feet to a point on Richmond Drive; thence with Richmond Drive, N. 29-15 E. 100 feet to point of beginning.

This conveyance is subject to all restrictions set back lines, roadways, easements, and rightof way, if any appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described. This being the same property conveyed to Charles W. Vaughan and Linda S. Vaughan by J. Frank Williams by deed dated the 6-4-69 and recorded in the RMC Office on 6-5-69 in deed book 869 at page 348.

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

Gary W. Cape
(Witness)

Charles W. Vaughan (LS.)

[Signature]
(Witness)

Linda S. Vaughan (LS.)