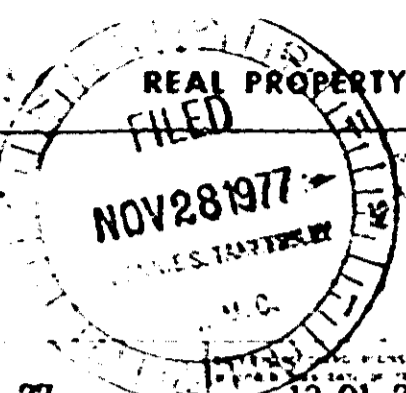


REAL PROPERTY MORTGAGE

1417 36

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Annie Mae Shaw Miller #2 South Street Taylors, S.C. 29687		MORTGAGEE: CITY FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 26775	DATE 11-26-77	DATE FIRST PAYMENT DUE 12-01-77	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 1	DATE FIRST PAYMENT DUE 1-1-78
AMOUNT OF FIRST PAYMENT \$ 49.00	AMOUNT OF OTHER PAYMENTS \$ 49.00	DATE FINAL PAYMENT DUE 12-1-82	TOTAL OF PAYMENTS \$ 2940.00	AMOUNT FINANCED \$ 2014.97	



THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (and, 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 piece, parcel or lot of land with the improvements thereon, situate, lying and being at Taylors, Greenville County, South Carolina, and being more particularly described as Lot No. 38, as shown on a plat entitled "Section One, Subdivision for Burlington Industries, Inc., Taylors, South Carolina", made by Piedmont Engineers & Architects, October, 1974, and recorded in the R.M.C. Office for Greenville, County South Carolina, in Plat Book JJJ at page 10, according to said plat, the within described lot is also known as 2 South Street and fronts thereon 100.9 Feet.

This is the identical property conveyed to the Grantor herein by Deed of Burlington Industries Inc., dated August 12, 1965, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 780 at page 335.

TO HAVE AND TO HOLD of and unto the 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 the indebtedness as herein before provided.

Mortgagor agrees to pay all taxes, fees, 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 and bear interest at the highest legal rate if not prohibited by law shall be a lien in favor of Mortgagee 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 30 days in making a required installment for 30 days or more, Mortgagee may give notice to Mortgagor of his right to foreclose 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 such default after such notice is sent but defaults with respect to a future installment 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 on demand. Mortgagor agrees to pay all expenses incurred in realizing on this security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagee'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 have set my own hand and seal the day and year first above written.

Signed, Sealed, and Delivered
 in the presence of
Sandra Simpson
Ray P. Howell

Annie Mae Shaw Miller (L.S.)
 Annie Mae Shaw Miller
John G. Miller (L.S.)
 John G. Miller

0.036