

REAL PROPERTY MORTGAGE

1418 91 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS William S. Quinn Ruth M. Quinn 3 Trenholm Road Greenville, S.C. 29607		MORTGAGEE CITY FINANCIAL SERVICES, INC. ADDRESS 46 Liberty Lane P.O. Box 5753 Station B Greenville, S.C. 29606			
LOAN NUMBER 26808	DATE 12-7-77	DATE FIRST PAYMENT DUE 12-12-77	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 1-12-78	DATE FIRST PAYMENT DUE 1-12-78
AMOUNT OF FIRST PAYMENT \$ 178.00	AMOUNT OF OTHER PAYMENTS \$ 178.00	DATE FINAL PAYMENT DUE 12-12-85	TOTAL DEBT PAYABLE \$ 77588.00	AMOUNT FINANCED \$ 9606.88	

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 Promisory 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 certain lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 30 of Glenwood Acres as per plat thereof recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "HH", page 135, and having, according to said plat, such metes and bounds as shown thereon.

This being the same property conveyed to William S. Quinn by J. A. Cannon, Jr. deed dated 4th day of June, 1955 and recorded in the RMC Office for Greenville County recorded on the 7th day of June, 1955 in Deed Book 527 at page 106.

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 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 Mortgagor'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 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 installment for 30 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 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 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 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, (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

Sandra Simpson

Ray P. Crowe
(Witness)

William S. Quinn (RS)
William S. Quinn

Ruth M. Quinn (RS)
Ruth M. Quinn