

GREENVILLE REAL PROPERTY MORTGAGE

BOOK 1424 PAGE 81 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Ray W. Easler Jean F. Easler Route 3 Pelzer, SC 29669		MORTGAGEE: CLT. FINANCIAL SERVICES ADDRESS: 10 West Stone Ave. Greenville, SC 29602			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
28114	02/23/78	02/23/78	36	23	03/23/78
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 110.00	\$ 110.00	02/23/81	\$ 3960.00	\$ 3129.82	

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 certain piece, parcel and tract of land, with all buildings and improvements thereon containing 3.67 acres, more or less, and being located on the North Side of a county road which leads in a Westerly direction off Berry Road near Fork Shoals in th County of Greenville State of South Carolina, and having the following description;

BEGINNING at an iron pin on the North side of a county road which leads in a Westerly direction off Berry Road, joint front corner with property now or formerly of the Grantor and shown on a Plat of property of Harley Voor, et al; dated December 1969, made by Dalton & Neves, Engineers, and running thence along and with the line of said property N. 9;-30 W., 693 feet to a point in a creek; thence along and with the said creek with the creek being the line S. 81-0 W., ( approximately) 231 feet more or less to an iron pin; thence S. 9-30 E., 693 feet to an iron pin on a county road which point is the joint corner with lands now or formerly of J.W. Berry and W.P. Rodgers; thence with the North side of said county road N. 81-0 E., 231 feet to the point and place of beginning. Derivation is as follows: Deed Book 1074, Page 138 <sup>138</sup> ~~Frank P. McGowan Jr. Master and equity~~ <sup>CLT Financial Services - 2/23/78</sup> Greenville County and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

- 720 If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.
- 720 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.
- 720 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.
- 720 Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.
- 720 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.
- 720 This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.
- 720 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

*[Signature]*  
(Witness)  
*[Signature]*  
(Witness)

*Ray W. Easler* (LS)  
*Jean F. Easler* (LS)