



REAL PROPERTY MORTGAGE

BOOK 1434 PAGE 407 ORIGINAL

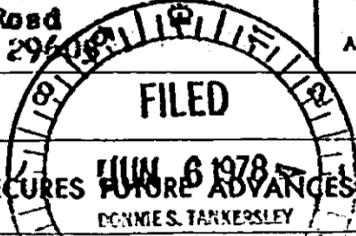
DATE: (Month, Day, Year) May 16, 1978

FOR OFFICE USE ONLY

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Mortgagor(s) Name(s) and Address(es) Aaron Williams Mary Ellen Williams 27 West Castle Road Greenville, S.C. 29609

Mortgagee Name and Address Creative Exteriors 2201 Buncombe Road Greenville, S.C. 29609



THIS MORTGAGE SECURES FUTURE ADVANCES - MAXIMUM OUTSTANDING \$25,000.00

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Retail Installment Contract of even date from Mortgagor to the above named Mortgagee in the Total of Payments (as shown in Item 8 to the right hereof) 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 those certain piece, parcel or lots of land on the eastern side of West Castle Road, in the County of Greenville, State of South Carolina being known and designated as Lot #159 and a part of Lot #160 on plat of Pine Hill Village, recorded in Plat Book QQ at page 168 in the REC Office for Greenville County, S.C. and being more fully shown on a plat entitled "Property of Aaron Williams" by Dalton & Nevens dated July, 1963, and recorded in the REC Office for Greenville County, S.C. in Plat Book CC at page 204, and having according to said plat, the following metes and bounds, to-wit: Beginning at an iron pin on the eastern side of West Castle Road, joint front corner of Lots #158 and #159 and running thence with West Castle Road, N. 23-16 E. 90 feet to an iron pin on the front line of Lot #160; thence S. 65-57 E. 97.37 feet to an iron pin at the rear corner of Lots #160 and #159; thence S. 17-28 W. 90.6 feet to an iron pin; thence N. 61-08 W. 107.3 feet to the point of beginning. Derivation is as follows: Deed Book 729, Page 362 Wooten Corporation of Wilmington 8-9-63.

Table with 9 rows: 1. CASH PRICE \$6678.00, 2. CASH DOWNPAYMENT \$-0-, 3. UNPAID BALANCE OF CASH PRICE (1 Minus 2) \$6678.00, 4. OTHER CHARGES \$-0-, 5. UNPAID BALANCE - AMOUNT FINANCED (3 + 4) \$711.96, 6. FINANCE CHARGE \$216.36, 7. ANNUAL PERCENTAGE RATE 14.25%, 8. TOTAL OF PAYMENTS (5 + 6) \$2,928.32, 9. DEFERRED PAYMENT PRICE (1 + 4 + 6) \$2,928.32

As used herein, "Mortgagee" includes both the Mortgagee listed herein and any assignee of Mortgagee if this mortgage is assigned.

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 (seals) the day and year first above written.

Signed, Sealed, and Delivered in the presence of

Sandra Simpson (Witness) Phil Simpson (Witness)

Aaron Williams (L.S.) Mary Ellen Williams (L.S.)

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