

REAL PROPERTY MORTGAGE

1400 PAGE 155 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Lloyd L. Morris III Nancy Lee Morris Lot. 111 Windward Way, Devenger Place Greer, S.C. 29651 109 Windward Way. Greer, S.C.		MORTGAGEE CITY FINANCIAL SERVICES INC 46 Liberty Lane P.O. Box 5758 Station B Greenville, S. C. 29606	
ICAN NUMBER 27463	DATE 1-24-79	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 24
AMOUNT OF FIRST PAYMENT \$ 182.00	AMOUNT OF OTHER PAYMENTS \$ 182.00	DATE FINAL PAYMENT DUE 1-24-87	DATE FIRST PAYMENT DUE 2-24-79
		TOTAL OF PAYMENTS \$ 17472.00	AMOUNT FINANCED \$ 9822.56

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 or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 111 on plat of Devenger Place, Section 4, recorded in Plat Book 6 H at page 24 and having such courses and distances as will appear by reference to said plat.

Being a portion of the property conveyed to by Bankers Trust as Executor and Trustee under the Will of Fred H. Hudson, recorded August 29, 1977 in Deed Book 1063 at page 664. The above conveyance is subject to all rights of way, easement and protective covenants effecting same appearing upon the public records of Greenville County.

Derivation is as follows: Deed Book 1084, Page 212 - Devenger Road Land Co. 7-31-78.

TO HAVE AND TO HOLD OF 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 herein before provided.

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 or Mortgagee's favor.

If Mortgagor fails to make any of the above mentioned payments or to pay any other obligations herein provided, 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. All amounts and such interest on the unpaid debt, plus all other charges, shall be due hereunder in the above described real estate and may be enforced and collected in the same manner as the other debts hereunder.

After Mortgagor has been in default for failure to make a required payment for a period of more than thirty (30) days, Mortgagee may give notice to Mortgagor of his right to foreclose such default within 30 days after such notice is made to Mortgagee and to the extent of the amount stated in such notice, or if Mortgagee elects the default after such notice is made to Mortgagee, to the extent of the amount stated in such notice, to be paid to Mortgagee when due on the subject of payment, performance or redemption of the debt, plus all other charges, including the entire unpaid principal and interest, and all other charges, shall, at the option of Mortgagee, become due and payable within notice of demand. Mortgagee agrees to pay all expenses incurred in this and in 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 existing 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 hand and seal at the day and year first above written.

Signed, Sealed, and Delivered
 in the presence of

Linda Simpson (witness)
Gray W. Case (witness)

Lloyd L. Morris III (LS)
Nancy Lee Morris (LS)
 LLOYD L. MORRIS III
 NANCY LEE MORRIS