

REAL PROPERTY MORTGAGE **1507** **216** ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS ROMANSTINE, MARY F. ROMANSTINE, JR, ROBERT G. 200 Mimosa Drive Greenville, S. C. 29615		S. C. MORTGAGEE: CFT FINANCIAL SERVICES, INC. ADDRESS: 10 West Stone Avenue P. O. Box 2423 Greenville, S. C. 29602			
LOAN NUMBER	DATE	DATE FINANCE FIRST PAYMENT DUE IF STATE ONLY DATE OF THIS MORTGAGE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	July 3, 1980	July 7, 1980	60	7	August 7, 1980
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 58.00	\$ 58.00	July 7, 1985	\$3,480.00	\$2,284.06	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000

NOW, KNOW ALL MEN, that the undersigned (all, if more than one), to secure payment of a Promissory Note of even date from one or more of the above named Mortgagors to the above named Mortgagee in the above Total of Payments and all future and other obligations of one or more of the above named Mortgagors to the 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 lot of land in Greenville County, State of South Carolina, on the southern side of Mimosa Drive, near the City of Greenville, being shown as Lot 3 on a plat of the property of McSwain Gardens, recorded in Plat book 66 at page 75, and described as follows:

BEGINNING at a stake on the southern side of Mimosa Drive, 205.5 feet west from Richbourg Road at the corner of Lot 1, and running thence with the line of lots 1 and 2 S. 25-41 E. 184.9 feet to an iron pin; thence S. 64-19 W. 91.5 feet to iron pin, corner of lot 4; thence with the line of said lot 4, 25-41 W. 176.6 feet to iron pin on Mimosa Drive; thence with the southern side of Mimosa Drive N. 59-04 E. 80.4 feet and N. 54-55 E. 11.5 feet to the beginning corner.

DERIVATION is as follows: Deed Book 661 page 544 From R. G. Romanstine, jr to Mary P. Romanstine date October 28, 1960.

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, 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 expenditure of insurance shall be due and payable to Mortgagee on demand and bear interest at the highest lawful rate first prohibited by law, and 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 its right to cure such default within 30 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 redemption of all or part is significantly impaired, the entire balance, less cash 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 real and/or personal security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagor'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.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured hereby shall affect his respective obligations hereunder.

In Witness Whereof, (I/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

H. McClellan
 (Witness)

Charles G. Sisk
 (Witness)

Mary P. Romanstine
 Mary P. Romanstine (LS)

Robert G. Romanstine, Jr.
 Robert G. Romanstine, Jr. (LS)