

REAL-PROPERTY MORTGAGE

1500 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Marshall Richards Linda Richards Rt. 4 Box 515A Travelers Rest, SC 29690		S.C. 11/20 SLEY		MORTGAGEE: C.F.T. FINANCIAL SERVICES, INC. ADDRESS: 10 W Stone Ave. Greenville, SC 29602	
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
30177	7/23/80	7/29/80	96	29	8/29/80
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 160.00	\$ 160.00	7/29/80	\$ 15360.00	\$ 8112.27	

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 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 parcel and lot of land situate and lying in the County of Greenville, and the township of Bates, state of South Carolina, Plat of Lot #1, registered office RMC, Greenville County; and further described below:
 BEGINNING at Iron Pin corner joining Joe Lee Ledbetter and private road, thence N 36-56 W 68 feet to iron pin, thence N-49-09 W 181 feet to iron pin, thence N 07-38 W 37.4 feet to iron pin thence N 34-13 E 62 feet to iron pin, thence N 57-07 E 245 feet to iron pin, thence S 41-34 E 253 feet to iron pin, thence S 65-15 W 47.3 feet to iron pin, thence S 29-33 W 133 feet to iron pin, thence S 58-43 W 136 feet to point of beginning. Rights of way granted to property thru private road described on plat.
 DERIVATION is as follows: Deed Book 1104, Page 582, From Lewis Rochester and Geneva Rochester dated: June 12, 1979.
 TO HAVE AND TO HOLD of and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

If Mortgagee 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. Mortgagee also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.
 If Mortgagee 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 expenditures for insurance shall be due and payable to Mortgagee on demand, 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.
 After Mortgagee 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 30 days after such notice is sent. If Mortgagee shall fail to cure such default in the manner stated in such notice, or if Mortgagee 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. Mortgagee agrees to pay all expenses incurred in realizing on any security, interest including reasonable attorney's fees as permitted by law.
 Mortgagee 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.
 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
 Jan Norris (Witness)
 H. McLeod (Witness)
 Marshall Richards (LS)
 Linda Richards (LS)