

1528-614 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Wawyer, Charles T. Wawyer, Mae D. 219 Alco Street Greenville, S.C. 29602		CITIZENS CITY FINANCIAL SERVICES, INC. ADDRESS: P.O. BOX 2423 10 West Stone Ave. Greenville, S.C. 29602		
LOAN NUMBER 30358	DATE 12-23-80	NUMBER OF PAYMENTS 180	DATE DUE EACH MONTH 31	DATE FIRST PAYMENT DUE 1-31-81
AMOUNT OF FIRST PAYMENT \$ 282.00	AMOUNT OF OTHER PAYMENTS \$ 282.00	TOTAL OF PAYMENTS \$ 50,760.00	AMOUNT FINANCED \$ 17,510.95	

**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 certain lot of land together with all improvements thereon lying in the State of South Carolina, County of Greenville, on the northern side of Alco St., shown as Lot No. 3 on a Plat of Property of J.I. Grant, recorded in the R.W.C. Office for Greenville county in Plat Book 00-Page 138 and being further described as follows-BEGINNING at an iron pin on the northern side of Alco St. at the joint corner of Lots, Nos. 3 and 4 running thence along the line of Lot No. 4, N 19-17 E. 170.2 Ft. to an iron pin; thence S. 74-30 E. 85 Ft. to an iron pin at the corner of Lot No. 2; thence along the line of Lot No. 2, S. 19-20 W. 166.7 Ft. to an iron pin on the northern side of Alco St.; thence along Alco St. N. 76-45 W. 85 Ft. to the point beginning, and being the same surveyed to the Grantors hereby by deed

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 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 Mortgagor 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 20 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 realization of collateral is significantly impaired, the entire balance less credit for unexpired charges shall, at the option of Mortgagee, become due and payable, without notice or demand. Mortgagor agrees to pay all expenses incurred in realizing on 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 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.

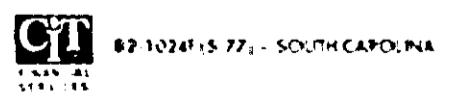
Each of the undersigned agrees that no extension of time or other variation of any obligation secured hereby shall affect his respective obligations hereunder.

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

Valeen Miller (Witness)  
 H. M. Miller (Witness)

Charles T. Wawyer (RS)  
 Mae D. Wawyer (RS)



4328 RV-2