

Mary Elizabeth Blackerby (Now) **REAL PROPERTY MORTGAGE**
FILED

BOOK 1549 PAGE 359 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Mary R. Thompson (Formerly) Route #2, Osteen Rd. Piedmont, South Carolina		GREENVILLE AUG 7 11 21 AM '81 DONNIE S. TANKERSLEY R.M.C.	MORTGAGE: G.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lne O. Box 5758 Sta. B. Greenville, S. C. 29606		
LOAN NUMBER 28655	DATE 8-3-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF NOT THE DATE OF TRANSACTION 8-7-81	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 7	DATE FIRST PAYMENT DUE 9-7-81
AMOUNT OF FIRST PAYMENT \$ 166.00	AMOUNT OF OTHER PAYMENTS \$ 166.00	DATE FINAL PAYMENT DUE 8-7-86	TOTAL OF PAYMENTS \$ 9960.00	AMOUNT FINANCED \$ 6537.13	

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

The words "you" and "your" refer to Mortgagee. The words "I," "me" and "my" refer to all Mortgagors indebted on the note secured by this mortgage.

To secure payment of a note which I signed today promising to pay you the above Total of Payments and to secure all my other and future obligations to you, the Maximum Outstanding of any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and releases to you the real estate described below and all present and future improvements on the real estate, which is located in South Carolina, County of Greenville

ALL that certain tract of land with the buildings and improvements thereon in Greenville County, State South Carolina, and in Grove Township, on the Southern side of Osteen Road, being known and designated as Lot No. 3 as shown on plat of property of T.H. Hunter, et al, recorded in the R.M.C.. Office for Greenville County in Plat Book "FF" at page 155, said tract containing 3.05 acres according to said plat and being the same conveyed to Everett L. Thompson and Mary R. Thompson by deed recorded in the R.M.C..Office for Greenville County in Deed Book 724 at page 265.

This is the identical property conveyed to Marion Harris by Everett L. Thompson and Mary Thompson, recorded on May 5, 1966 in Book 797 of Deeds, Page 555.

Derivation is as follows: Deed Book 1066, page 542, from Marion Harris dated October 11, 1977.

Also known as Route #2, Osteen Road, Piedmont, South Carolina.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you on demand, will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other obligation secured by this mortgage.

If I am in default for failure to make a required payment for 10 days or more, you may send me a notice giving me 20 days to eliminate the default. If I do not eliminate the default in the manner stated in the notice, or if I eliminate the default after you send the notice but default on a future payment by failing to pay on schedule, or if my ability to repay my loan or the condition, value or protection of your rights in the collateral securing my loan is significantly impaired, then the full amount I owe, less any charges which you have not yet earned, will become due, if you desire, without your advising me.

I will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered
in the presence of

H. McClenor
(Witness)
John R. Caffery
(Witness)

Mary R. Thompson
Mary R. Thompson (Formerly) (L.S.)

Mary Elizabeth Blackerby
Mary Elizabeth Blackerby (Now) (L.S.)