

FILED
GREENVILLE S.C.
REAL PROPERTY MORTGAGE

ORIGINAL

APR 13 10 12 AM '83

NAMES AND ADDRESSES OF ALL MORTGAGORS Larry Wayne Sanders Cheryl Sanders Tanner Road P.O. Box 969 Taylors, S.C. 29687		MORTGAGEE: C.F.T. FINANCIAL SERVICES INC ADDRESS: 46 Liberty Lane P.O. Box 6768 Station B Greenville, S.C. 29606			
LOAN NUMBER 29385	DATE 4-11-83	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION 4-15-83	NUMBER OF PAYMENTS 180	DATE DUE EACH MONTH 15	DATE FIRST PAYMENT DUE 4-15-83
AMOUNT OF FIRST PAYMENT \$ 368.00	AMOUNT OF OTHER PAYMENTS \$ 368.00	DATE FINAL PAYMENT DUE 4-15-93	TOTAL OF PAYMENTS \$66249.00	AMOUNT FINANCED \$ 25924.95	1631 43843

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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville shown as Lot 52 on plat of Edwards Forest, Section 5, recorded in Plat Book 5 P at page 6 and having such courses and distances as will appear by reference to said plat. The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County, including, but not limited to an 8 ft. bicycle easement along the rear lot line, and a portion of a 25 ft sewer easement crossing the rear portion of said lot.

Being the same property conveyed by Joint Ventures, Inc, (a one-half interest) to Premier Investment by deed dated August 16, 1977, recorded August 17, 1977 in Deed Book 1062 at page 747 and a portion of the property by Daniel L. Cunningham by deed recorded July 23, 1973 in Deed Book 979 at page 562. As part of the consideration for the foregoing conveyances the grantees assume and agree to pay the outstanding balance due on a note and mortgage to Greer Federal Savings and Loan Association, recorded in Mortgage Book 1407 at page 326 having a present balance due of \$44,544.05. Deriv: Deed Book 1093, Page 577, Joint Ventures, Inc. et, al dated 3/16/79. Also known as Tanner Road, P.O. Box 969 Taylors, S.C.

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 at 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 collected, will become due, if you desire, without your advising me.

I will pay all expenses you incur in enforcing my 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

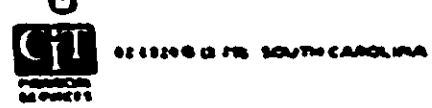
Shawn Roach (Witness)

4.0000

4.0000

Larry Wayne Sanders (B.S.)

Cheryl Sanders (B.S.)



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