

NAMES AND ADDRESS OF MORTGAGORS Alonzo J. Ledford R.M.C. Adelaide B. Ledford 211 East Butler Avenue Mauldin, S. C. 29662		MORTGAGEE: CLT. FINANCIAL SERVICES, Inc. ADDRESS: 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE	NET FINANCIAL CHARGE BEING TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	10-15-74	10-13-74	60	3rd	12-3-74
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 162.00	\$162.00	11-3-79	\$ 9720.00	\$ 7094.80	

**THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000**

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to the above named Mortgagee in the above Total of Payments and all future and other obligations of Mortgagor 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 two (2) lots of land lying in the Town of Mauldin, County of Greenville, State of South Carolina, and shown as lot 3 and 3A on a plat by W.J. Riddle, dated April, 1947, and having in the aggregate the following metes and bounds: BEGINNING at a point near the center of Pelham Road at the joint corner of John W. Clyde and running thence with the Clyde line N. 44-45 W. 406.9 feet to a point of the line property of James L. Tate; thence with the Tate line N. 53-38 E. 209.5 feet to a point at the joint rear corner of property of James Clyde; thence with the Clyde line S. 44-45 E. 398.6 feet more or less, to a point near the center of Pelham Road; thence with the center of said road S. 50-30 W. 209 feet to the point of beginning. The above referred plat is recorded in Plat Book "DDD" page 159, R.M.C. Office for Greenville County.

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 insurance in Mortgagee's own name, and such payments and expenditures for insurance 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.

Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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

*John R. Griffin Jr.*  
 (Witness)  
*George C. Petty*  
 (Witness)

*Alonzo J. Ledford* (L.S.)  
 Alonzo J. Ledford  
*Adelaide B. Ledford* (L.S.)  
 Adelaide B. Ledford