

REAL PROPERTY MORTGAGE BOOK 1348 PAGE 101 ORIGINAL
 GREENVILLE CO. S. C.

NAMES AND ADDRESSES OF ALL MORTGAGORS Oscar C. Gray, Jr. Josephine P. Gray 114 Sunrise Drive Mauldin, SC		MORTGAGEE C.T. FINANCIAL SERVICES ADDRESS 10 W. Stone Avenue Greenville, SC			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
26774	9-4-75	9-4-75	48	24	10-24-75
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 153.25	\$ 122.00	9-24-79	\$ 5887.25	\$ 4530.38	

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, Being the westerly portion of a .98 acre lot as shown on a plat of Property of J.R. Hendrix and W. Earle Reid prepared by C.G. Riddle, Surveyor and recorded in Plat Book DD at page 125 and having, according to a more recent plat by Carolina Engineering & Surveying Company dated February 26, 1969, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Sunrise Drive at the joint corner with lot now so formerly owned by Robert V. Coats and running thence with the line of said Coats lot S. 24-06 E. 233.5 feet to an iron pin; thence S. 60-31 W. 87 feet to an iron pin; thence N. 24-06 W. 271.7 feet to an iron pin on the southerly edge of Sunrise Drive; thence with the edge of said Drive, N. 84-46 E. 94.5 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors by deed of James Douglas Vaughn and Ginger F. Vaughn to be recorded herewith.

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. Mortgagee 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

[Signature]
 (Witness)

[Signature]
 (Witness)

Oscar C. Gray, Jr. (LS.)
Josephine P. Gray (LS.)