

REAL PROPERTY MORTGAGE

BOOK 1355 PAGE 547 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS R. Scott Bailey Teresa O. Bailey Route #5, Pelham Rd. Greer, South Carolina 29651		MORTGAGEE: CLT. FINANCIAL SERVICES Inc ADDRESS: 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	12-8-75	12-12-75	60	27th	1-27-76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$112.00	\$112.00	12-27-80	\$6720.00	\$4829.63	

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 certain piece, parcel or lot of land, situate, lying and being in Chick Springs Township, said State and County, near Pleasant Grove Baptist Church, being shown and described as Lot No. 11 on a plat of property of the J.M. Mattox Estate prepared by H.S. Brockman, Surveyor, November 6, 1952, amended February 25, 1956, duly recorded in Plat Book JJ at page 127, R.M.C. Office for said County, and having the following courses and distances, to-wit:

BEGINNING at a stake on the Western edge of State Highway No. 14, joint front corner Lots Nos. 11 and 12, and running thence as dividing line between said lots, N. 55-19 W. 209 feet to a stake, joint corner Lots Nos. 12, 36, and 37; thence along with the line of Lot No. 37, S. 4-41 E. 100 feet to a stake; thence S. 79-46 E. 210 feet to a stake on the Western edge of State Highway No. 14; thence with the Western edge of said Highway, N. 4-41 W. 80.6 feet to the point of beginning. ---205--- 528.1--6--2

DERIVATION: See Deed Book 583, at page 162 in the R.M.C. Office for Greenville County.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadway, easement and rights-of-way, of record, if any, affecting the above-described property.

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, fees, 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

Kay T. Lawrence
(Witness)

Brenda D. Heathwood
(Witness)

R. Scott Bailey (RS)
(R. Scott Bailey)
Teresa O. Bailey (RS)
(Teresa O. Bailey)

CLT 82-1024D (10-72) - SOUTH CAROLINA
FINANCIAL SERVICES

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