

REAL PROPERTY MORTGAGE BOOK 1357 PAGE 519 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS B.H. Billy Ray Hiott Bobby Chiott 100 Yown Street Greenville, S.C.		MORTGAGEE: C.T. FINANCIAL SERVICES, Inc. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station 3 Greenville, S.C. 29606			
LOAN NUMBER	DATE 1-5-76	DATE FIRST PAYMENT DUE 2-24-76	NUMBER OF PAYMENTS 60	DATE DUE EACH PAYMENT 24-76	DATE FIRST PAYMENT DUE 2-24-76
AMOUNT OF FIRST PAYMENT \$ 93.00	AMOUNT OF OTHER PAYMENTS \$ 93.00	DATE FINAL PAYMENT DUE 1-24-81	TOTAL OF PAYMENTS \$ 5580.00	AMOUNT FINANCED \$ 4073.00	

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 piece, parcel or lot of land with the building and improvements thereon, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as a part of the property formerly owned by Rose R. Hendrix, and also being known and designated as the former property of T.E. Hunter, as recorded in the Plat Book VV, at page 100 and having following metes and bounds, to-wit: Beginning at an iron pin in the north west intersection of Yown Road and Redwood Drive, and running thence along Yown road S 85-15 W 100 feet to an iron pin; thence N. 3-30 W 262 feet to an iron pin on Redwood Drive; thence along Redwood Drive S 24-38 E 278.8 feet to an iron pin at the point of beginning. As a part of the consideration hereof the Grantees agree to assume and pay according to its terms, that certain note and mortgage given to Cameron Brown Company, on which there is a balance due of 11,385.99.

This is the same property conveyed by deed recorded in RMC Office for Greenville City, South Carolina May 30, 1961, in Bk. 675 of Deeds, Page 4.

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

Rebecca Huvall
 (Witness)
Ray F. Brown
 (Witness)

Billy Ray Hiott (LS)
 Billy Ray Hiott
Bobbie C. Hiott (LS)
 B.H. Bobby C. Hiott