

REAL PROPERTY MORTGAGE

BOOK 1331 PAGE 581 ORIGINAL

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|---|---------------------------------------|---|---------------------------------|-------------------------------|-----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS Ronald R. Jones Frances W. Jones 38 Douglas Drive Greenville, S. C. | | MORTGAGEE: C.T. FINANCIAL SERVICES Inc ADDRESS: 46 Liberty Lane Greenville, S. C. 29606 | | | |
| LOAN NUMBER | DATE 2-27-76 | DATE FINANCE CHARGE BEGINS TO ACCRUE 3-4-76 | NUMBER OF PAYMENTS 69 | DATE DUE EACH MONTH 18 | DATE FIRST PAYMENT DUE 4-18-76 |
| AMOUNT OF FIRST PAYMENT \$ 123.00 | AMOUNT OF OTHER PAYMENTS \$ 123.00 | DATE FINAL PAYMENT DUE 03-04-81 | TOTAL OF PAYMENTS \$ 7380.00 | AMOUNT FINANCED \$ 5386.87 | |

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 buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina. Being known and designated as Lot 34 on Plat of Country Club Estates, plat of which is recorded in the RMC Office for Greenville County, S.C. in Plat Book G at pages 190 and 191, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Douglas Drive, joint corner of Lots 33 and 34 which point is 350 feet from Club Drive; and running thence along the joint line of Lots 33 and 34 S. 23-22 E. 150 feet to an iron pin; thence S. 66-38 W. 50 feet to an iron pin in the joint rear corner of Lots 34 and 35; thence along the joint line of said Lots N. 23-22 E. 150 feet to an iron pin on the Southern side of Douglas Drive joint corner Lots 34 and 35; thence along the Southern side of Douglas Drive N. 66-38 E. 50 feet to the beginning corner.

This is the same property conveyed by deed recorded in Deeds Volume 474, page 188. Grantees to pay 1965 Taxes.

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

Kianna Duvall
 (Witness)
Ray Plume
 (Witness)

Ronald R. Jones (LS)
 (Ronald R. Jones)
Frances W. Jones (LS)
 (Frances W. Jones)

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