

RECORDED
2.50

APPROVED
MORTGAGE

REAL PROPERTY MORTGAGE

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ORIGINAL

MORTGAGOR BobbieJ Goodwin Route #1, Piedmont, South Carolina		MORTGAGEE C.L.T. FINANCIAL SERVICES Inc ADDRESS: 116 Liberty Lane P. O. Box 5753 Sta. B. 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
	4-19-76	4-23-76		23rd	5-23-76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$115.00	\$115.00	4-23-80	\$520.00	\$156.25	

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 Gantt Township, County of Greenville, State of South Carolina, on the Old Georgia Road and more particularly described as follows:

BEGINNING at a bolt in the center of Georgia Road joint front corner with lot of Lula Chapman and running in a southern direction to an iron pin 21.1 feet to a bolt, continue in a southern direction with Lula Chapman line 209.2 feet; thence running in a westerly direction 105 feet to a stake; thence running 210 feet in a northerly direction to a pin; thence 25 feet same northerly direction to a bolt in the center of Old Georgia Road; thence running 105 feet along the center of said Georgia Road to the beginning point. Begin bounded as follows: on the east by property of Lula Chapman; on the south and the west by property of Bertha Dean; on the north by Old Georgia Road and contains one-half acre, more or less.

The Grantor herein came into possession under the will of Ancrum Fuller as noted in Apartment 341, File 3, in the Office of the Probate Judge for Greenville County, South Carolina

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

Rebecca Newell
(Witness)
Ray F. Lane
(Witness)

Bobbie J Goodwin (LS)
(Bobbie J Goodwin)
James W. Goodwin (LS)