

RECORDING FEE  
PAID \$ 2.50

JAN 7 1974

REAL PROPERTY MORTGAGE

BOOK 1299 PAGE 231

ORIGINAL

NAME AND ADDRESSES OF ALL MORTGAGORS MATH EW MOORE KATIE MOORE 200 HANEY ST. GREENVILLE, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 10 West Stone Ave. Greenville, S.C.			
LOAN NUMBER 30039	DATE 1-2-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 1-7-74	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 7	DATE FIRST PAYMENT DUE 2-7-74
AMOUNT OF FIRST PAYMENT \$ 128.00	AMOUNT OF OTHER PAYMENTS \$ 128.00	DATE FINAL PAYMENT DUE 1-7-84	TOTAL OF PAYMENTS \$ 15,360.00	AMOUNT FINANCED \$ 9035.31	

**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:

That certain lot of land situate in the City of Greenville in the County and State aforesaid being designated as Lot No. 40 in the Plat of lands of grantor recorded in the Office of the Register of Mesne Conveyances for said County fronting 50 feet on Chicora Avenue.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

Subject to restrictive covenants recorded onto Deed in Book XXX-716

Same property conveyed to Corrie B. Gray by Trustees W.H. Hammett, President & T.C. Gower, Sec. & Tres. of the West End Land and Improvement Co. on June 2, 1909.

This conveyance is by the sole heirs at law of Corrie B. Gray, Filed in Apartment 712, Compartment 25, of the Probate Court of Greenville, County.

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

*W. A. Jones*  
(Witness)

*[Signature]*  
(Witness)

*[Signature]*  
(Witness)

*Mathew Moore* (L.S.)  
MATH EW MOORE

*Katie Moore* (L.S.)  
KATIE, MOORE

**CIT** FINANCIAL SERVICES  
82-10240 (10-72) - SOUTH CAROLINA

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