

11 30 1977
 JAN 28 1977
 HONNIE S. TANKERSLEY

REAL PROPERTY MORTGAGE # 1300 PAGE 621

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGEES Marion W. Chandler Shelby W. Chandler Rt. 2, E. Butler Rd. Mauldin, S.C.		MORTGAGEE C.I.T. FINANCIAL SERVICES, INC., ADDRESS 16 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN TRANSACTION DATE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	1-21-77	1-29-77	15		3-8-77
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 17.00	\$ 17.00	2-8-78	\$ 2256.00	\$ 1696.25	

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,
 Marion W. Chandler and Shelby W. Chandler, their Heirs and assigns forever: All that lot of land lying in the County of Greenville, State of South Carolina, in Austin Township, approximately two miles Northeast of the Town of Mauldin, consisting of one (1) acre, more or less, less a small lot heretofore conveyed out by the grantor, and being more fully described by reference to previous deeds as follows: Beginning at a point in the road leading from Mauldin to Pelham, and running thence N. 4-30E. 158 feet along said road to a point; thence N. 76-15E. 125ft. to a stake; thence S. 75-3/4E. 200ft. to a stake; thence S. 4-30E. 60ft. to a stake on the line of Smith Land; thence along said Smith line, S. 76-45E. 350ft. to the beginning corner. Less, however, that lot of land heretofore conveyed by grantor to J.W. Burns and Floria N. Burns, by deed recorded in the P.M.C. Office for Greenville County in Deed Book 234, at page 59, and having according to said deed, the following rates and bounds: Beginning at a pin on the line of land of Bessie Smith, and running thence N. 76-45E. 13ft. to a chinaberry tree; thence N. 10-30E. 60ft. to a pin; thence S. 76-45E. 16.5ft. to a pin; thence S. 7-30E. 80ft. to the beginning corner. The descriptions of the above property were made without reference to any recent survey or plat and the courses and distances contained herein are taken as they appear in the deed recorded in deed book 234, page 30, as to the one (1) acre tract, and from deed book 234, page 59, as to the small lot coming out of the larger one.

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. Mortgagee 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

Paul F. Duce
 (Witness)
John Ruffin Jr.
 (Witness)

Marion W. Chandler (LS)
 Marion W. Chandler
Shelby W. Chandler (LS)
 Shelby W. Chandler

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

4328 RV-2