

FEE 100.00

REAL PROPERTY MORTGAGE

RECORDING PAID \$ 252

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Clark Roger McKee Cleo H. McKee 4 5 Juanita court Greenville, S.C.		MORTGAGEE C.I.T. FINANCIAL SERVICES Incorp. 300X 1301 PAGE 661 ADDRESS: 16 Liberty Lane P.O. Box 5758, Sta. B. Greenville, S.C. 29606	
LOAN NUMBER	DATE 2-11-74	DATE FIRST PAYMENT DUE 3-20-74	DATE FIRST PAYMENT DUE 3-20-74
AMOUNT OF FIRST PAYMENT \$ 109.00	AMOUNT OF OTHER PAYMENTS \$ 109.00	TOTAL OF PAYMENTS \$ 6540.00	AMOUNT FINANCED \$ 1296.30

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, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 10, Juanita Court, as per plat thereof recorded in the S.M.C. Office for Greenville County, South Carolina, in Plat Book "BB", page 153, and having: according to said plat, the following notes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Juanita Court, joint front corner Lots 10 and 11 and running thence N. 28-30 W. 129.6 feet to an iron pin, joint rear corner Lots 10 and 11; thence N. 64-28 E. 100.1 feet to an iron pin, joint rear corner Lots 9 and 10; thence S 28-30 E. 124.4 feet to an iron pin on the Northwestern side of Juanita Court, joint front corner Lots 9 and 10; thence along the Northwestern side of Juanita Court, S. 61-30 W. 100 feet to an iron pin, the point of beginning.

Grantee to pay 1955 taxes.

This is a portion of the property conveyed to W. L. King by deed recorded in Deeds Volume 458, page 288; a one-half interest in Lot No. 10 described above having been conveyed to W. M. Hughes by deed recorded in Deeds Volume 487, page 48.

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. 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

Paul F. Peice (Witness)

William J. Lantz (Witness)

Clark Roger McKee (S)

Cleo H. McKee (S)