

APR 3 1974
 DONNIE S. TAYLOR
 4:00 P.M.

REAL PROPERTY MORTGAGE 1306 PAGE 219

RECORDING FEE ORIGINAL
 \$ 25.00

NAMES AND ADDRESSES OF BORROWERS Joel T. Hendrix Linda Hendrix 107 Leyswood Drive Greenville, S. C.		MORTGAGEE CIT. FINANCIAL SERVICES Corp. ADDRESS: 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE 4-2-74	DATE FINANCE CHARGE BEGINS TO ACCRUE OR OTHER DATE OF INTEREST 4-8-74	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 8th	DATE FIRST PAYMENT DUE 5-8-74
AMOUNT OF FIRST PAYMENT \$ 107.00	AMOUNT OF OTHER PAYMENTS \$ 107.00	DATE FINAL PAYMENT DUE 4-8-84	TOTAL OF PAYMENTS \$ 12,840.00	AMOUNT FINANCED \$ 7552.95	

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 in the County of Greenville, State of South Carolina, on the northern side of Leyswood Drive, near the City of Greenville, being shown as Lot No. 94-A, on plat of Section 111, of Wade Hampton Gardens, recorded in the REC Office for Greenville County, S.C., in Plat Book "YI", at Page 179, and having according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the northern side of Leyswood Drive, at the corner of Lot No. 94, and running thence with the northern side of said Drive S. 74-33 W. 100 Feet and S. 86-42 W. 78.5 feet to an iron pin at corner of Lot No. 66; thence with line of said lot N. 27-03 E. 123.2 feet to an iron pin at corner of Lot No. 67; thence with line of said lot N. 62-24 E. 89.1 feet to an iron pin in line of Lot No. 94; thence with line of said lot S. 18-17 E. 126 feet to the beginning corner.

The within conveyance is subject to utility easements, right-of-way, and restrictions of record.

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

[Signature]
 Linda M. Poole
 (Witness)

[Signature] (S.)
 Joel T. Hendrix
[Signature] (S.)
 Linda Hendrix

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