

PAID 1000 APR 18 1974 REAL PROPERTY MORTGAGE 1207 719 ORIGINAL

M. C. King Ad.

NAMES AND ADDRESSES OF ALL MORTGAGORS J.C. Bryant Jessie Bryant 41 Yetts St. Greenville, S.C.		PROPERTY LOCATED STAR RT # 1 MARIETTA, S.C.	MORTGAGEE: CIT. FINANCIAL SERVICES Inc. ADDRESS: 460 Liberty Lane Greenville, S. C. 29606		
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS - MONTH OR OTHER TIME PERIOD OF MORTGAGE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	1-18-74 J.C.B.	1-22-74 J.C.B.	60	1st. Mo. J.C.B.	5-22-74 J.C.B.
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 102.00	\$ 102.00	4-29-79 J.C.B.	\$ 6120.00	\$ 4385.19	

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 in Gantt Township, Greenville County, State of South Carolina, being located in School District 16-B on the South Saluda River and being shown and designated as Lot No. 11 on plat of property of B. W. Anders made by G. A. Ellis, Surveyor, July 27th, 1945 and described as follows:

BEGINNING at the joint of Lots 10 and 11 and running thence along said joint line N. 69- $\frac{1}{2}$ West 200 feet to an iron pin on the South Saluda River; running thence along said River N. 25 East 70 feet to an iron pin at rear joint corner of Lots 11 and 12; thence along rear line of Lots 11 and 12 $\frac{1}{2}$ East 200 feet to an iron pin; running thence S. 25 West 75 feet to the beginning corner.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat (s) or on the premises.

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

John R. Ruffin
 (Witness)
J. P. ...
 (Witness)

J. C. Bryant (LS.)
 J.C. Bryant
Jessie Bryant (LS.)
 Jessie Bryant

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