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MAY 14 1974

REAL PROPERTY MORTGAGE

NAME AND ADDRESSES OF ALL MORTGAGORS Etta Lee Godfrey (Formerly) Etta Lee Goble (Now) Rt. 2, Roper Mtn. Rd. Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, Inc. ADDRESS: 46 Liberty Lane Greenville, S.C.		BOOK 1310 PAGE 389 <i>252</i>	
LOAN NUMBER	DATE 5-10-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 5-15-74	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 28	DATE FIRST PAYMENT DUE 6-28-74
AMOUNT OF FIRST PAYMENT \$ 49.00	AMOUNT OF OTHER PAYMENTS \$ 49.00	DATE FINAL PAYMENT DUE 5-28-79	TOTAL OF PAYMENTS \$ 2940.00	AMOUNT FINANCED \$ 2100.00	

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 situate, lying and being in the County and State aforesaid, and in Butler Township, near Rocky Creek Baptist Church, lying on the eastern side of Roper Mountain Rd. and on the northern side of a County top soil road, and being the same property conveyed to the grantor by deed from Walter W. Godfrey and Etta Lee H. Godfrey, dated December 15th, 1961, and recorded in the R.M.C. Office for Greenville County, in Deed Book 689, at page 512, and having the following courses and distances, to-wit: Beginning on a nail and stopper in the center of the said Roper Mountain Rd. at the intersection of the said County top soil road, joint corner of lands of O.H. Bagwell, and runs thence with said County road, N. 48-00 E, 210 feet to a stake in the said road; thence N. 50-35 W. 19 feet to a stake or iron pin on the northern bank of said road, then continuing with the same course for a total distance of ~~210~~ 210 feet to an iron pin; thence S. 48-00 W. 210 feet to a nail and stopper in the center of the said Roper Mountain Rd. (iron pin back on line at 2 1/2 feet); thence with the Roper Mountain Road S. 50-35 E. 210 feet to the beginning corner, containing one (1) acre more or less. This deed is made subject to any restriction easements and rights-of-way that may appear of record and/or on the recorded plat and/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

*Ray P. Howe*  
 (Witness)  
*Linda M. Poole*  
 (Witness)

*Etta Lee Godfrey* (LS.)  
 Etta Lee Godfrey (Formerly)  
*Etta Lee Goble* (LS.)  
 Etta Lee Goble (Now)

John Calvin Goble  
*John Calvin Goble*

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

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