

JUN 14 1974

REAL PROPERTY MORTGAGE

BOOK 1313 PAGE 677

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Floyd P. Flynn Mildred H. Flynn 103 Sylvania Avenue Greenville, South Carolina		MORTGAGEE: CIT. FINANCIAL SERVICES Corp. ADDRESS: 46 Liberty Lane P. O. Box 5758 Greenville, South Carolina 29606	
LOAN NUMBER	DATE	DATE FIRST PAYMENT DUE	DATE FIRST PAYMENT DUE
	6-13-74	7-13-74	7-13-74
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	TOTAL OF PAYMENTS	AMOUNT FINANCED
\$131.00	\$131.00	\$12,576.00	\$8061.54

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

hereon situated in South Carolina, County of Greenville

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the Northeastern side of Sylvania Drive, being shown as the major portion of Lot Number 12 on a plat of Leewood Subdivision, recorded in Plat Book J at Pages 18 & 19 in the RMC Office for Greenville County and being further described as follows:

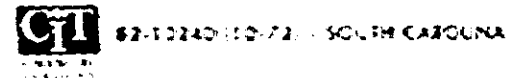
BEGINNING at an iron pin on the Northeastern side of Sylvania Avenue, which iron pin is 6 feet, S 56-06 E, from the joint front corner of Lots 11 & 12; running thence with a new line through Lot 12, N 33-54 E 180 feet to an iron pin; thence, S 56-06 E 70 feet to an iron pin at the joint rear corner of Lots 12 & 13, S 33-54 W 180 feet to an iron pin; on the said Sylvania Avenue; thence with said Avenue, N 56-06 W 70 feet to the point of beginning.

This is the same property conveyed to the Grantor by deed recorded in Deed Book 868 at Page 305 in the RMC Office for Greenville County. This property is conveyed subject to all easements, restrictions, zoning ordinances and rights of way of record or on the ground TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever

which may affect said lot, as a part of the consideration for this conveyance the Grantees hereby assume and agree to pay the balance of that certain mortgage in favor of Fidelity Federal Savings and Loan Association, recorded in Mortgage Book 1126 at Page 217 in the RMC Office for Greenville County, having a present balance of \$3,368.55.

Upon any default, all obligations of Mortgagor to Mortgagee shall become due at the option of Mortgagee, without notice or demand. Mortgagee 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 have set my hand and seal, this day and year first above written.

Signed, Sealed, and Delivered in the presence of: [Signatures of John R. [unclear] and Judy [unclear] as witnesses; and Floyd P. Flynn and Mildred H. Flynn as mortgagors.]



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