

RECORDING FEE PAID 5 57

FILLED JUL 3 1974

REAL PROPERTY MORTGAGE

1315 573 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Samuel Roy Underwood Mary Underwood 114 Calhoun Drive Greenville, South Carolina		MORTGAGEE: CIT. FINANCIAL SERVICES CORP. ADDRESS: 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE OR OTHER DATE OF INTEREST	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	6-26-74	7-1-74	96	1st	8-1-74
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 195.00	\$195.00	7-1-82	\$18,720.00	\$ 12,000.00	

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 piece, parcel or lot of land situate, lying and being on the Northern side of Calhoun Avenue near the City of Greenville, in the County of Greenville, state of South Carolina and known and designated as Lot No. 86 of the revised plat of Parker Heights, plat of which is recorded in the RMC Office of Greenville County in Plat Book P at Page 43 and according to said plat has the following metes and bounds to-wit:

Beginning at an iron pin on the northern side of Calhoun Avenue joint corner of Lots 86 and 87 and running thence N59-15W 150 feet to an iron pin; running thence N30-45 E 50 feet to an iron pin joint rear corner of Lots 85 and 86; running thence with the joint line of said lots S59-15E 150 feet to an iron pin on the northern side of Calhoun Avenue; running thence with the northern side of said Avenue S30-45 W 50 feet to an iron pin, point of beginning.

The Grantee herein assumes and agrees to pay that certain note and mortgage heretofore executed unto Modern Homes Construction Company which mortgage is recorded in the RMC Office for Greenville County in mortgage Book 894 at Page 331, which

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever  
 mortgage has a present balance of \$3,862.32

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. Plouffe*  
 (Witness)  
*Andrew P. Smith*  
 (Witness)

*Samuel Roy Underwood*  
 (Samuel Roy Underwood) (RS)  
*Mary Underwood*  
 (Mary Underwood) (RS)

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

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