

SEP 9 1974  
 1145  
 DONNIE S. TANKERSLEY

REAL PROPERTY MORTGAGE

BOOK 1522 PAGE 225 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Jereldean T. Pinson Mary Dean Pinson Corner 92 Spring St. (Mills Mill) Greenville, S.C.			MORTGAGEE: C.I.T. FINANCIAL SERVICES, Inc. ADDRESS: 16 Liberty Lane Greenville, S.C.		
LOAN NUMBER	DATE 9-9-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 10-9-74
AMOUNT OF FIRST PAYMENT \$ 112.00	AMOUNT OF OTHER PAYMENTS \$ 112.00	DATE FINAL PAYMENT DUE 9-9-77	TOTAL OF PAYMENTS \$ 1581.00	AMOUNT FINANCED \$1297.80	

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 lot, parcel or piece of land with the buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known as Lot 155 on plat of subdivision of Mills Mill and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "99", at pages 60 and 61, and a recent survey entitled Property of Mary Dean Pinson Corner and Jereldean T. Pinson dated December 3, 1970, and prepared by Carolina Surveying Company, according to said plat this lot fronts 92 feet on the westerly side of Spring Street with a depth of 119.5 feet on one side and a depth of 79 feet and 121 feet on the other side.

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. Bruffin Jr.*  
 (Witness)  
*Linda M. Poole*  
 (Witness)

*Jereldean T. Pinson* (LS.)  
 Jereldean T. Pinson  
*Mary Dean Pinson Corner* (LS.)  
 Mary Dean Pinson Corner