

RECORDED
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BOOK 1326 PAGE 709 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS James E. Hopkins Ernestine A. Hopkins 122 Edwards Road Greenville, S. C. 29617		MORTGAGEE: CIT. FINANCIAL SERVICES, INC. ADDRESS: 111 Liberty Street Greenville South Carolina 29617			
LOAN NUMBER	DATE	DATE FIRST PAYMENT DUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	10-29-74	11-1-74	36	1st	10-1-74
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 180.00	\$ 180.00	11-1-77	\$ 6,300.00	\$ 4,100.00	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (at, 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, with all buildings and improvements thereon, lying and being on the southerly side of Edwards Road, near the City of Greenville, S.C., and being subject to the tax map of the Liberty Town as recorded in the U.M.C. Office for Greenville County, S. C., in Book 100, at Page 11, and being, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Edwards Road, joint front corner of Lots Nos. 21 and 22, and running thence S. 17° 14' W. 115.1 feet to an iron pin; thence S. 17° 14' W. 9 feet to an iron pin, joint rear corner of Lots Nos. 22 and 23; thence along the common line of said lots N. 1-21° W. 175.1 feet to an iron pin on the southerly side of Edwards Road; thence along the southerly side of Edwards Road S. 17° 14' W. 9 feet to another iron pin, the point of beginning; being the same conveyed to me by U.M.C. Deed Book 100, at Page 11, and recorded in the U.M.C. Office for Greenville County in Deed Volume 567, at Page 297.

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

Linda M. Poole
(Witness)

John R. Griffin
(Witness)

James E. Hopkins (LS)
James E. Hopkins

Ernestine A. Hopkins (LS)
Ernestine A. Hopkins

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

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