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REAL PROPERTY MORTGAGE BOOK 1328 PAGE 181 ORIGINAL

NAMES AND ADDRESSES OF ALL GRANTEES: TRANSFEREEY Jack Kenny McElereath Patricia S. McElereath 108 Dumbarton Ave. Simpsonville, S.C.		MORTGAGEE: CIT. FINANCIAL SERVICES, Inc. ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE 11-20-74	DATE FINANCE CHARGE BEGINS TO ACCRUE 11-25-74	NUMBER OF PAYMENTS 80	DATE DUE EACH MONTH 8	DATE FIRST PAYMENT DUE 1-8-75
AMOUNT OF FIRST PAYMENT \$ 140.00	AMOUNT OF OTHER PAYMENTS \$ 140.00	DATE FINAL PAYMENT DUE 12-8-79	TOTAL OF PAYMENTS \$ 8400.00	AMOUNT FINANCED \$ 6074.07	

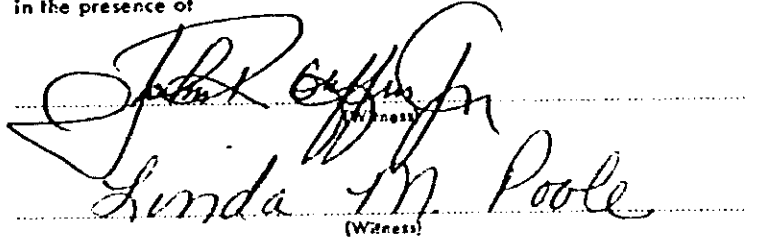
THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

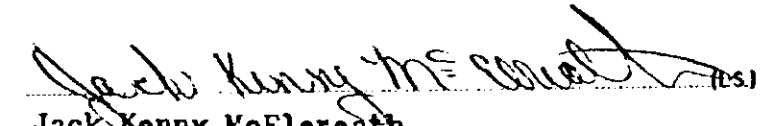
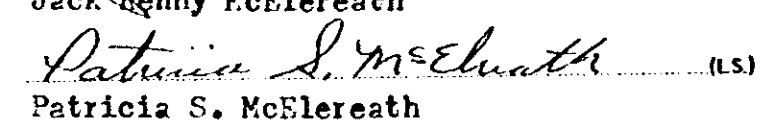
NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to the above named Mortgagee in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagee, the Maximum Outstanding at any given time not to exceed 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 in the County of Greenville, State of South Carolina, being shown as Lot No. 174 on plat of Section IV, Poinsettia, as recorded in the RMC Office for Greenville County, South Carolina in Plat Book 44, at Page 24, and fronting on Dumbarton Avenue.

DERIVATION: Deed Book 983, at Page 384.
 This property is conveyed subject to restrictions as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 921, at Page 621; to a five-foot drainage and utility easement as shown on the recorded plat; and is further subject to any other easements, restrictions, rights-of-way and/or zoning ordinances of record and/or on the ground affecting said property, if any.
 AS part of the consideration herefor, the Grantees herein assume and agree to pay the certain real estate mortgage given by the Grantor to First Federal Savings and Loan Association in the original amount of \$34,800.00 as recorded in the RMC Office for Greenville County, South Carolina, in RMC Book 1200, at Page 108, on which there is a present balance owing of \$34,800.00.

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)

 (LS)
 Jack Kenny McElereath
 (LS)
 Patricia S. McElereath