

JAN 9 1975
 DONNIE S. TANKERSLEY

REAL PROPERTY MORTGAGE

BOOK 1331 PAGE 117 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Jesse Clay Reed Glenda Dale Reed 129 Bentbridge Road Greenville, South Carolina 29611 Property at: 307 S. Florida Avenue		MORTGAGEE: C.I.T. FINANCIAL SERVICES, Inc. ADDRESS: 14 Liberty Lane P.O. Box 1758, Ste. 3 Greenville, S. C. 29606			
LOAN NUMBER 25314	DATE 12-13-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 12-13-74	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 24th	DATE FIRST PAYMENT DUE 1-24-75
AMOUNT OF FIRST PAYMENT \$34.00	AMOUNT OF OTHER PAYMENTS \$34.00	DATE FINAL PAYMENT DUE 12-24-79	TOTAL OF PAYMENTS \$2040.00	AMOUNT FINANCED \$600.00	

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 north-eastern side of Florida Avenue, in the County of Greenville, State of South Carolina and being known and designated as Lot No. 7, Block L on Map of High-land Property of H.K. Fornes, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book K, Pages 50-51 and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Florida Ave., joint front corner of Lots Nos. 67 and 7 and running thence with the common line of said lots N. 67-50 E. 253.9 feet to a point on the southwestern side of P & N Rail-way right of way; thence with the southwestern side of said right of way S. 9-14 E. 61.35 feet to an iron pin, joint rear corner of Lots No. 7 and 8; thence with the common line of said lots S. 67-50 W. 246.2 feet to an iron pin on the northeastern side of Florida Ave.; thence with said Avenue N. 22-10 W. 60 feet to an iron pin, the point of beginning.

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

Kay P. Blaine
 (Witness)

Linda M. Poole
 (Witness)

Jesse Clay Reed (LS)
 Jesse Clay Reed

Glenda Dale Reed (LS)
 Glenda Dale Reed