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 REAL PROPERTY MORTGAGE BOOK 1331 PAGE 325 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS: Ray Barnum Nellie G. Barnum Prop. at Rt. 1, #2 Enoree St. Walhalla, S.C. Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, Inc. ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	1-9-75	1-11-75	60	21	2-21-75
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 109.00	\$ 109.00	1-21-80	\$ 6510.00	\$ 4696.30	

**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 certain tract of land in Greenville Township, Greenville County, State of South Carolina, on the east side of a 25 foot street, extending in a southerly direction from Summitt Avenue, and being a portion of Lots #11 and 12 as shown on plat of property of Knox L. Haynsworth, recorded in Plat Book L at Page 177, and described as follows:

BEGINNING at an iron pin on the east side of said 25 foot street at southwest corner of lot heretofore conveyed by Mrs. A.V. Potts to John G. and Bessie Greer Boling, and running thence with the east side of said 25 foot street S. 34-06 W. 57 feet to an iron pin in line of lot conveyed by Mrs. R.V. Potts to C.E. Singleton et al; thence with the line of Singleton Lot, N. 58-53 E. 175 feet to iron pin in line of Lot #13; thence with line of Lot #13, N. 34 E. 57 feet to iron pin, corner of other property owned by Mrs. A.V. Potts; thence with line of said property, and that of the Boling property N. 53-53 W. 175 feet to the point of beginning, being the identical tract of land conveyed to G.H. Halley and Nancy Edith M. Halley, by Ora P. Mauldin by deed dated October 7, 1961, and recorded in Book of Deeds \_\_\_\_\_ at page \_\_\_\_\_ in the office of the Register of Mesne Conveyance for Greenville County.

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.

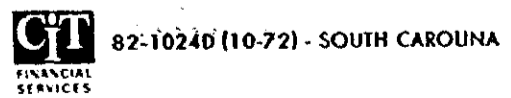
This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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

*Ray P. ...*  
 (Witness)  
*Andrew P. ...*  
 (Witness)

*Ray Barnum* (LS.)  
 Ray Barnum  
*Nellie G. Barnum* (LS.)  
 Nellie G. Barnum



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