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E. S. TANKERSLEY

REAL PROPERTY MORTGAGE BOOK 1332 PAGE 67

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Milton T. YORCE 108 Welcome Ave. Greenville, S.C.		MORTGAGEE: CIT. FINANCIAL SERVICES, Inc. ADDRESS: 16 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE 1-23-75	DATE FINANCE CHARGE BEGINS TO ACCRUE # OTHER TRANSACTIONS 1-28-75	NUMBER OF PAYMENTS 89	DATE DUE EACH MONTH 15	DATE FIRST PAYMENT DUE 3-11-75
AMOUNT OF FIRST PAYMENT \$ 64.00	AMOUNT OF OTHER PAYMENTS \$ 64.00	DATE FINAL PAYMENT DUE 2-11-80	TOTAL OF PAYMENTS \$ 3810.00	AMOUNT FINANCED \$ 2802.92	

**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

herein situated in South Carolina, County of Greenville  
All that piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, on the southeastern corner of the intersection of McClain and Welcome Avenue and having the following rates and bounds, to-wit: Beginning at an iron pin at the southeastern corner of the intersection of Welcome and McClain Avenue and running thence along the south side of Welcome Avenue n. 50-00 e. 115 feet to an iron pin; thence s. 32-24 e. 191 feet to an iron pin; thence s. 66-29 w. 169.4 feet to an iron pin; thence along the eastern side of McClain Avenue n. 15-00 w. 175 feet to 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, fees, 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. Plume*  
(Witness)  
*Kinda M. Poole*  
(Witness)

*Milton T. Yorce* (LS)  
Milton T. Yorce

(LS)

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