

MAR 10 1975 REAL PROPERTY MORTGAGE

1334 413

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Clem T. Matthews Carolyn N. Matthews Rt. 1 Simpsonville, S.C.		MORTGAGEE C.I.T. FINANCIAL SERVICES, INC. ADDRESS 146 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
	2-25-75	3-1-75	60	14	2-11-75
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 70.00	\$ 70.00	3-18-75	\$ 1,200.00	\$ 3,000.00	

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 lot of land lying in the Five Forks Community, County of Greenville, State of South Carolina, on the Western side of the Batesville Road and shown and designated as Lot No. 1 on a plat of property of Thomas R. Waters, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book "00" at page 313, and having according to said plat the following metes and bounds, to-wit: Beginning at a nail in the center of the Batesville Road at the corner of property of R.T. Westmoreland Estate and running thence S. 62-51 W. 204.1 feet to an iron pin on the Northeastern edge of the Woodruff Road; thence N. 51-47 W. 152 feet to an iron pin; thence N. 62-51 E. 351.4 feet to a nail in center of the Batesville Road at the joint front corner of Lot No. 2; thence with the center of the Batesville Road, S. 9-30 E. 145 Feet more or less to a nail at the point of beginning.

The grantees herein assume and agree to pay that certain mortgage in favor of Fountain Inn, Federal Savings & Loan Association in the amount of \$7,000.00 recorded in the R.M.C. Office for Greenville County in Mortgage Book 880, page 586.

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. Casner
(Witness)
Linda M. Poole
(Witness)

Clem T. Matthews (LS)
Clem T. Matthews
Carolyn N. Matthews (LS)
Carolyn N. Matthews