



REAL PROPERTY MORTGAGE 1335 775 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS James F. Coker Lydia Mae Coker Rt. 1, Cedar Falls Rd. Mountain Inn, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE 3-26-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 4-2-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 15	DATE FIRST PAYMENT DUE 5-15-75
AMOUNT OF FIRST PAYMENT \$ 128.00	AMOUNT OF OTHER PAYMENTS \$ 128.00	DATE FINAL PAYMENT DUE 4-15-80	TOTAL OF PAYMENTS \$ 7680.00	AMOUNT FINANCED \$ 5605.81	

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
... lying and being in the County of Greenville, State of South Carolina, on the east side of Cedar Falls Road, being known and designated as Lot No. 16, on a plat recorded in the R.M.C. Office for Greenville County in Plat Book "BB", pages 156 and 157, and having according to said plat the following metes and bounds, to-wit;
BEGINNING at an iron pin on the eastern side of Cedar Falls Road, joint front corner of Lots 16 and 17 and running thence N. 67-55 E. 160 feet to an iron pin; thence across the rear line of Lot 16 S. 22-05 E. 113.5 feet to a tree; thence with the corner line of lots 17 and 16 across a corner S. 22-21 E. 110.2 feet to an iron pin on the eastern side of Cedar Falls Road; thence with the eastern line of Lot 16 N. 67-55 E. 160 feet to the 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
Ray P. Crowe (Witness)
Linda M. Poole (Witness)
James F. Coker (LS)
Lydia Mae Coker (LS)

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