

FILED
 APR 10 1975
 REAL PROPERTY MORTGAGE 80-1330 PAGE 684 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Robert A. Ferguson Eula Mae Ferguson 8 Taylors Street Taylors, South Carolina 29068		MORTGAGEE C.I.T. FINANCIAL SERVICES ADDRESS 10 Liberty Lane Greenville, South Carolina 29606			
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
30141	1-2-75	1-2-75	96	8th	1-2-75
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$32.00	\$ 100.00	1-2-83	\$14,592.00	\$ 8186.89	

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 or lots in Greenville County, State of South Carolina, on the southern side of Taylors Street, Chick Springs Township, being more or less of the following described lots or parts thereof, and being also known as lots 11 and 12 of Block 11, and being more particularly described as follows:

Lot 11, being a portion of the same, beginning at the joint front corner of Lots 11 and 12 and running thence with line of Lot 11 N. 17° 45' W. 130 feet to a stake; thence S. 77° 45' W. 130 feet to an iron pin in the ground; thence with line of Lot 12 N. 17° 45' W. 130 feet to the point of beginning.

Being the same as more fully conveyed to the Mortgagee by deeds recorded in Deed Book 111, at page 199, and Deed Book 198, at page 11.

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.

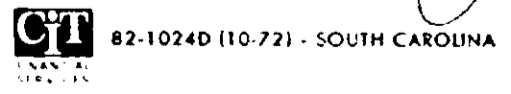
This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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

Rebecca Duwall
 (Witness)
John R. Goffin Jr.
 (Witness)

Robert A. Ferguson (LS)
 (Robert A. Ferguson)
Eula Mae Ferguson (LS)
 (Eula Mae Ferguson)



C.F.F. 7

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