

2.50
REAL PROPERTY MORTGAGE FORM 1338 PAGE 191 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Gilbert Evans Anna B. Evans 136 Glenn Road Greenville, SC		MORTGAGEE: C.I.T. FINANCIAL SERVICES Inc. ADDRESS: 10 W. Stone Avenue Greenville, SC			
LOAN NUMBER 26653	DATE 4-30-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSFER 5-5-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 5	DATE FIRST PAYMENT DUE 6-5-75
AMOUNT OF FIRST PAYMENT \$ 144.00	AMOUNT OF OTHER PAYMENTS \$144.00	DATE FINAL PAYMENT DUE 5-5-80	TOTAL OF PAYMENTS \$ 8640.00	AMOUNT FINANCED \$306.57	

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 piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Being the western half of Lot No. 19, Section A, of a subdivision known as Glenn Farms as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book S, at pages 70 & 71, and being also known and designated as Lot No. 19 A of the Property of Amie Minns as shown on plat thereof prepared by C. C. Jones, Engineer, December 13, 1960, and recorded in the R.M.C. Office for Greenville County in Plat Book W, at page 34, and having according to the last mentioned plat, the following metes and bounds, to-wit:
 BEGINNING at an iron pin on the northern side of Glenn Road, the joint front corner of this lot and lot No. 20 of the Glenn Farms Subdivision, and running thence along the joint line of said Lots, N. 3-00 E. 202 feet to an iron pin; thence S. 87-30 E. 50.45 feet to an iron pin at the rear corner of Lot No. 18 B; thence along the line of Lot No. 19 B, S. 3-31 W. 214.3 feet to an iron pin on the northern side of Glenn Road; thence along the Northern side of Glenn Road, N. 73-00 W. 50 feet to the beginning corner; being a portion of the property conveyed to me by Amie Minns by deed dated December 21, 1960 and recorded in the R.M.C. Office for Greenville County in deed Book 665, at page 208.

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

Debbie A. Moore
(Witness)

Gilbert Evans (LS)

Debbie A. Moore
(Witness)

Anna B. Evans (LS)