

REAL PROPERTY MORTGAGE.

BOOK 1338 PAGE 973

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Alvin Edwin Kelley Bobbie J. Kelley 101 McMakin Drive Greenville, S. C.		DONNIE S. TANKERSLEY MAY 12 1975	MORTGAGEE C.I.T. FINANCIAL SERVICES, Inc. ADDRESS 25 Liberty Lane Greenville, South Carolina 29606		
LOAN NUMBER	DATE 5-6-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 5-12-75	NUMBER OF PAYMENTS 80	DATE DUE EACH MONTH 15	DATE FIRST PAYMENT DUE 6-22-75
AMOUNT OF FIRST PAYMENT \$ 106.00	AMOUNT OF OTHER PAYMENTS \$ 106.00	DATE FINAL PAYMENT DUE 5-22-80	TOTAL OF PAYMENTS \$ 6360.00	AMOUNT FINANCED \$ 6642.31	

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 piece, parcel or lot of land situated, lying and being on the southern side of McMakin Drive, in the City of Greenville, County of Greenville, State of South Carolina, and more particularly described as follows: A certain piece of land, bounded on the north by McMakin Drive, on the east by the intersection of McMakin Drive and Van Hollen Drive (forming the corner), in plat Book "T", page 12, and having, according to a more recent plat of "Property of Alvin Edwin Kelley and Bobbie J. Kelley", prepared by R. B. Bruce, R.L.S., dated June 3, 1966, the following metes and bounds, to-wit:

BEGINNING at the joint front corner of Lots Nos. 57 and 58 on the southern edge of McMakin Drive, and running thence along the southern edge of McMakin Drive N 79-23 E 50 feet to the southwest corner of the intersection of McMakin Drive and Van Hollen Drive (forming the corner); Thence along the western edge of Van Hollen Drive S. 10-17 E. 150 feet to a point; thence S 79-23 W. 50 feet to a point; thence along a line of Lot No. 58 N. 10-17 W. 150 feet to a 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, 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

Lou Vera Bender
(Witness)

Linda M. Poole
(Witness)

Alvin E. Kelley (LS.)
(Alvin Edwin Kelley)

Bobbie J. Kelley (LS.)
(Bobbie J. Kelley)