

2 (5) MAY 13 1975 REAL PROPERTY MORTGAGE BOOK 1339 PAGE 39 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Clayton C. Smith Virginia L. Smith 1405 W. Parker Road Greenville, SC 29611		MORTGAGEE: C.I.T. FINANCIAL SERVICES Inc. ADDRESS: 10 W. Stone Ave. Greenville, SC			
LOAN NUMBER 26657	DATE 5-9-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF SIGNATURE 5-14-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 14	DATE FIRST PAYMENT DUE 6-14-75
AMOUNT OF FIRST PAYMENT \$124.00	AMOUNT OF OTHER PAYMENTS \$124.00	DATE FINAL PAYMENT DUE 5-14-80	TOTAL OF PAYMENTS \$ 7440.00	AMOUNT FINANCED \$ 5362.97	

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 lot of land with all improvements in the County of Greenville, State of South Carolina, being shown as Lot No. 4, Block B, Hughes Heights, plat of same being recorded in the PLS Office for Greenville County in Plat Book GG, Pages 122 and 123.

This being the same property conveyed to the grantors herein by deed recorded in Deed Book 779 at page 437.

As a part of the consideration for this conveyance, the grantee herein assumes and agrees to pay the balance due on that certain mortgage to J. Douglas Wilson & Co. recorded in Mortgage Book 349 at page 349 and having a present balance due thereon of \$12,736.97.

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, fees, 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

D. S. Moore
(Witness)

procurum
(Witness)

Clayton C. Smith
Clayton C. Smith (LS)

Virginia L. Smith
Virginia L. Smith (LS)