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JUN 5 1975

REAL PROPERTY MORTGAGE BOOK 1341 PAGE 03

ORIGINAL

DONNIE S. TANKERSLEY

NAMES AND ADDRESSES OF ALL MORTGAGORS Winona Madge Mendoza 19 Renfrew Avenue Travelers Rest, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES Inc ADDRESS: P.O. Box 5758 Station "B" 16 Liberty Lane Pleasantburg Shopping Center Greenville SC 29606			
LOAN NUMBER	DATE 6-3-75	DATE FINANCE CHARGE BEGINS TO ACCRUE 6-9-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 25th	DATE FIRST PAYMENT DUE 7-23-75
AMOUNT OF FIRST PAYMENT \$7.00	AMOUNT OF OTHER PAYMENTS \$ 67.00	DATE FINAL PAYMENT DUE 6-23-80	TOTAL OF PAYMENTS \$4020.00	AMOUNT FINANCED \$ 2871.43	

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 situate, lying and being on the western side of Renfrew Avenue near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 39 on a plat of Abney Mills-Renfrew Mill which plat is recorded in the P.M.C. Office for Greenville County in Plat Book 99 at Page 53 and according to a more recent survey by Carolina Surveying Co. is shown as the property of Winona Madge Mendoza which plat is recorded in the P.M.C. Office for Greenville County in Plat Book 50 at Page 132; said lot having such metes and bounds as shown on said latter plat.

This is the same property conveyed to the Grantors herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 915 at Page 561.

This property is conveyed subject to restrictions and easements or rights of way, if any, of record.

Also the easement of adjoining property for drive way purposes as shown on the aforementioned plat.

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 T. Crowl
(Witness)

Winona Madge Mendoza (L.S.)
(Winona Madge Mendoza)

Olivia Brown
(Witness)

(L.S.)