

FILED JUN 27 1975

REAL PROPERTY MORTGAGE

BOOK 1342 PAGE 785 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Allen J. Messer Alendia Gail Messer 7 Crestmore Drive Greenville, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES Inc. ADDRESS: 46 Liberty Lane Greenville, South Carolina			
LOAN NUMBER	DATE 6-25-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER DATE OF TRANSACTION 7-1-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 15	DATE FIRST PAYMENT DUE 8-15-75
AMOUNT OF FIRST PAYMENT 90.00	AMOUNT OF OTHER PAYMENTS 90.00	DATE FINAL PAYMENT DUE 7-15-80	TOTAL OF PAYMENTS 5400.00	AMOUNT FINANCED 3941.61	

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 of land, with improvements, on the northwestern side of Crestmore Drive, in Greenville County, South Carolina, being shown as Lot No. 37 on plat in Grand View made by Woodward Engineering Company dated March, 1957, and recorded in the P.M.L. Office for Greenville County, South Carolina, in Plat Book "RR", page 93, reference to which is hereby craved. This property is 61 feet wide and 160 feet deep

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

Brenda Heatherwood
(Witness)

John R. Buffin
(Witness)

Allen Messer (LS.)
(Allen J. Messer)

Alendia Gail Messer (LS.)
(Alendia Gail Messer)
Alendia