

REAL PROPERTY MORTGAGE

BOOK 1342 PAGE 903 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS John Lewis Brashier Jr Patsy S. Brashier 105 Georgia Street Fountain Inn SC 29644		MORTGAGEE: C.I.T. FINANCIAL SERVICES Inc ADDRESS: 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE 6-27-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 7-03-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 10th	DATE FIRST PAYMENT DUE 8-10-75
AMOUNT OF FIRST PAYMENT \$ 86.00	AMOUNT OF OTHER PAYMENTS \$ 86.00	DATE FINAL PAYMENT DUE 7-10-80	TOTAL OF PAYMENTS \$5160.00	AMOUNT FINANCED \$ 3685.72	

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 lying at the intersection of Andrews Lane and Georgia Street, Town of Fountain Inn, County of Greenville, State of South Carolina, and shown on a plat of property of J. C. Drummond by G. C. Biddle, dated May 1967, which plat is recorded in the P. O. Office for Greenville County in Plat Book 222, at page 131, and having, according to said plat, the following metes and bounds, to wit:
 BEGINNING at an iron pin on the southern side of Georgia Street, near the intersection of Andrews Lane, and running thence with the side of said Georgia Street, N. 04-27 E. 04.9 feet to an iron pin; thence with other property of J. C. Drummond, et al, S. 37-25 E. 138.4 feet to an iron pin; thence S. 37-07 E. 14 feet to an iron pin on the northeastern side of Andrews Lane; thence with the side of said Lane, N. 52-00 W. 100 feet to an iron pin and N. 52-36 W. 42.4 feet to an iron pin at the point of beginning.

The grantors herein assume and agree to pay the balance due on that certain mortgage executed by the grantors to Cameron-Brown Company in the original amount of \$11,200.00 being recorded in Mortgage Book 1128 at page 399 and having a current balance of \$11,161.45.

This property is conveyed subject to restrictive covenants of record and to any easements or

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.
 rights of way affecting same.

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

This is the identical property conveyed to the grantors by deed of Robert Lee Thorton and 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.

Eugenia S. Thorton, recorded in the P. O. Office for Greenville County in Deed Book 870 at page 29.
 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.

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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

Ureian Bacon
 (Witness)
John R. Guffin Jr
 (Witness)

John Lewis Brashier Jr
 (John Lewis Brashier) (LS)
Patsy S. Brashier
 (Patsy S. Brashier) (LS)