

NAMES AND ADDRESSES OF ALL MORTGAGORS Henry A. Hester Elizabeth R. Hester Route #5, Rutherford Rd Greenville, S. C. 29609		MORTGAGEE: C.I.T. FINANCIAL SERVICES, Inc ADDRESS: 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF CLOSING THIS MORTGAGE BY REFUNDING	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 100.00	\$ 100.00	8-15-79	48	15th	9-15-75
			4800.00		3609.03

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 of that lot of land in the County of Greenville, State of South Carolina, near Greenville, S. C., shown as Lot 15 and a part of Lot 14 on plat of P.L. Bruce & G.O. Berry recorded in the R.M.C. Office for Greenville County in Plat Book J, at page 54, and also known in Plat Book 4-H, at page 55, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Old U.S. Highway 29 (Chick Springs Road) at the corner of Lot No. 16, which iron pin is situate 312 feet southwest of the intersection of Scenic Drive, and running thence along Old U.S. Highway 29, S 54-55W 75 feet to an iron pin; thence N35-50 W 175 feet to an iron pin; thence N54-15E 75 feet to an iron pin; thence S 35-50 E 175.8 feet to the point of beginning.

THIS is the same property conveyed to me in Deed Book 899, at page 441.

THE above described property is subject to restrictive covenants and easements as may appear on the records of the Greenville County Court House.

SEE Deed Book 900, page 447, for party drive agreement

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

Russell L. Duvall
(Witness)
John R. Buffen Jr.
(Witness)

Henry A. Hester (LS.)
(Henry A. Hester)
Elizabeth R. Hester (LS.)
(Elizabeth R. Hester)