



BOOK 1347 PAGE 547 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Herbert D. Ayers Barbara W. Ayers 602 Avon Drive Taylors, SC 29687		MORTGAGEE: CIT. FINANCIAL SERVICES, Corp. ADDRESS: 10 W. Stone Avenue P. O. Box 2423 Greenville, SC 29602			
LOAN NUMBER 30067	DATE 8-28-75	DATE INTEREST BEGINS TO ACCRUE 9-3-75	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 3	DATE FIRST PAYMENT DUE 10-3-75
AMOUNT OF FIRST PAYMENT \$ 130.00	AMOUNT OF OTHER PAYMENTS \$ 130.00	DATE FINAL PAYMENT DUE 9-3-83	TOTAL OF PAYMENTS \$ 12,480.00	AMOUNT FINANCED \$ 8000.00	

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 piece, parcel, or lot of land, with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 125 of a subdivision known as Avon Park according to a plat thereof recorded in the R.M.C. Office for Greenville County in Book KK at page 71 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at iron pin on the southern side of Avon Drive, joint front corner of Lots 125 and 126 and running thence with the joint line of said lots, S. 20-09 E. 200 feet to an iron pin in the line of Lot 156, N. 69-51 E. 80 feet to an iron pin joint rear corner of Lots 124 and 125; thence with the joint line of said lots, N. 20-09 W. 200 feet to an iron pin on the southern side of Avon Drive, joint front corner of Lots 124 and 125; thence with the southern side of Avon Drive S. 69-51 W. 80 feet to the point of beginning; being the same conveyed to me by W. V. Leslie, Inc. by deed dated March 10, 1967 and recorded in the R.M.C. Office for Greenville County in Deed Vol at Page

This conveyance is made subject to any restrictions or easements that may appear of record on the recorded plat(s), or on the premises.
 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

D. S. Moore
 (Witness)
Moore
 (Witness)

Herbert D. Ayers (LS)
 Herbert D. Ayers
Barbara W. Ayers (LS)
 Barbara W. Ayers