

NAMES AND ADDRESSES OF ALL MORTGAGORS Cleo Smith Queen Ester Smith Route #2 Fountain Inn, South Carolina 29644		MORTGAGEE: C.I.T. FINANCIAL SERVICES, Inc ADDRESS: 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE 8-29-75	DATE FINANCE CHARGE BEGINS TO ACCRUE 9-5-75	NUMBER OF PAYMENTS 80	DATE DUE EACH MONTH 20th	DATE FIRST PAYMENT DUE 10-20-75
AMOUNT OF FIRST PAYMENT 90.00	AMOUNT OF OTHER PAYMENTS 90.00	DATE FINAL PAYMENT DUE 9-20-80	TOTAL OF PAYMENTS 5,5400.00	AMOUNT FINANCED 3,857.15	

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 the improvements thereon, lying, being and situate near the Town of Fountain Inn, Fairview Township, County of Greenville, State of South Carolina, being known and designated as Lot 1, containing approximately one (1) acres according to plat made from Grantor by R. T. Bruce, dated March 5, 1960 and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the center of intersection of two unnamed County Roads and running thence along the center of unnamed County Road S. 71000 E. 185 feet to iron pin; thence S. 19-05 W. 243.6 feet to iron pin; thence N. 71-45 W. 192.5 feet to iron pin in center of unnamed County Road; thence along the center of unnamed County Road N. 19-25 E. 245 feet to iron pin in center of intersection of said roads, being the point of beginning.

This being a portion of property as conveyed to Grantor from Mrs. J.S. Bryson Estate.

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

[Signature]
(Witness)

[Signature]
(Witness)

[Signature] (LS)
(Cleo Smith)

[Signature] (LS)
(Queen Ester Smith)