

REAL PROPERTY MORTGAGE

1978 493 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS <b>Robert E. Persson, Sr.</b> <b>Ada O. Persson</b> Route #2, Box 6104 Greenville, S. C. 29606		MORTGAGEE C.I.T. FINANCIAL SERVICES Corp. ADDRESS: 46 Liberty Lane P. O. Box 5758 Sta. B. Greenville, S. C.			
LOAN NUMBER	DATE 9-8-75	DATE FINANCE CHARGE BEGINS TO ACCRUE 9-12-75	NUMBER OF PAYMENTS 80	DATE DUE EACH MONTH 12	DATE FIRST PAYMENT DUE 10-12-75
AMOUNT OF FIRST PAYMENT \$ 292.00	AMOUNT OF OTHER PAYMENTS \$ 292.00	DATE FINAL PAYMENT DUE 9-12-80	TOTAL OF PAYMENTS \$17,520.00	AMOUNT FINANCED \$12,977.78	

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, situate, lyie and being in the State of South Carolina, County of Greenville, on the southern side of the Gruff Road (S. 1. Highway 116) at the south-eastern intersection of said road with an unnamed street, containing .11 acres, and being designated as Parcel 1 of a subdivision of the parcel of Tassie L. Mitchell and Justice S. Mitchell as shown on plat thereof prepared by S. L. Hill, Catcher 1962, recorded in the S. C. Office for Greenville County in Plat Book No. 1 at Page 162 and having, according to said plat, the following notes and bearings, to wit:

BEGINNING at an iron pin at the south end of the north side of Gruff Road and running thence along said road, S 66-30 W. 139.1 feet to an iron pin at the intersection of said road with an unnamed street; thence along the eastern side of said unnamed street, S 21-15 W. 240.7 feet to an iron pin, joint front corner of Lots 14 and 15; thence S 71-17 E. 155.1 feet to an iron pin at the rear corner of said lot; thence S. 13-45 E. 303.3 feet to the point of beginning being the same conveyed to the granting party by Lewis B. Smith by deed dated November 30, 1963 and recorded in the S. C. Office for Greenville County in Plat Vol. 73 at Page 171.

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, fees, 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

*Mircea Kuvall*  
(Witness)

*John Rafferty*  
(Address)

*Robert E. Persson Sr.* (LS)  
( Robert E Persson, Sr. )

*Ada O. Persson* (LS)  
( Ada O. Persson )