

FILED  
GREENVILLE, S. C.  
REAL PROPERTY MORTGAGE

BOOK 1350 PAGE 405 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Matthews, Douglas L. Matthews, Ethel D. Rt. 5 Paris View Drive Greenville, SC		BONNIE S. TANKERSLEY R.M.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 10 W. Stone Avenue Greenville, SC	
LOAN NUMBER 26797	DATE 10-1-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OF 10-6-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 5	DATE FIRST PAYMENT DUE 11-6-75
AMOUNT OF FIRST PAYMENT \$ 164.72	AMOUNT OF OTHER PAYMENTS \$ 136.00	DATE FINAL PAYMENT DUE 10-6-80	TOTAL OF PAYMENTS \$ 8188.72		AMOUNT FINANCED \$ 5978.38

**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 those certain lots of land in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as lots nos. 47 and 48 on plat of property of S.C. Stevens made by W.L. Sidle, surveyor, April 1941, and recorded in the REC OFFICE for Greenville County, in Plat Book V, Page 9, and having the following metes and bounds according to said plat;

BEGINNING at a stake on Paris View Drive, at corner of lot no. 49, and running thence with Paris View Drive, N. 6-20 W. 140.6 feet to stake at corner of lot No. 46; thence with Line of Lot No. 46 S. 87-30 W. 200.7 feet to a stake at corner of Lot No. 35; thence with rear lines of lots nos. 55 and 54, S. 2-50 E. 140 feet to stake at corner of lot. no. 49; thence with the line of Lots No. 49 N. 87-50 W. 202 feet to the beginning corner.

This is the same property conveyed to the grantor by deed of Cherry Investment Company recorded in the REC Office for Greenville County in deed book 265 at page 197.

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. Mortgagee 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

*William S. Moore*  
(Witness)

*George J. Moore*  
(Witness)

*Douglas L. Matthews* (LS)  
Douglas L. Matthews

*Ethel D. Matthews* (LS)  
Ethel D. Matthews

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