

REAL PROPERTY MORTGAGE

BOOK 1350 PAGE 835 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Jerry W. Lee Frances Lee Route #1, White Horse Road Greenville, South Carolina 29611		MORTGAGEE: C.I.T. FINANCIAL SERVICES Inc ADDRESS: 46 Liberty Lane P.O. Box 5758 Station "B" Greenville, South Carolina 29606			
LOAN NUMBER	DATE 10-3-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF DISBURSMENT 10-09-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 24th	DATE FIRST PAYMENT DUE 11-24-75
AMOUNT OF FIRST PAYMENT \$ 138.00	AMOUNT OF OTHER PAYMENTS \$ 138.00	DATE FINAL PAYMENT DUE 10-24-80	TOTAL OF PAYMENTS \$ 8280.00	AMOUNT FINANCED \$ 5985.19	

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, on the western side of White Horse Road, being known and designated as all of Lot 6, and the northern one-half of Lot 5, according to plat recorded in Plat Book JJ, page 63, in the Office of the Register of Mesne Conveyances, for the County of Greenville, State of South Carolina, and described as follows:

BEGINNING at an iron pin on the western side of White Horse Road at the joint corner of Lots 6 and 7, and running thence S. 70-11 E. 180.1 feet to an iron pin; thence along the rear or western sides of Lots 11 and 12, S 35-12 W. 116.75 feet; thence along a new line through the center of Lot 5, N. 70-11 W. approximately 147 feet to an iron on the White Horse Road; thence along the White Horse Road N. 20-42 E. 11.5 feet to the point of beginning.

The property herein conveyed is the same property conveyed to the grantor by deed recorded in Deed Book 658 at Page 550 in the Office of the Register of Mesne Conveyance for the County of Greenville, State of South Carolina and is hereby conveyed subject to easements, restrictions, or rights of way which are a matter of record and actually existing on the ground affecting the within property.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

The grantee assumes and agrees to pay Greenville County property taxes for the tax year 1974 and subsequent years.

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

*Rebecca Uwall*  
(Witness)

*Ray P. Brown*  
(Witness)

*Jerry W. Lee*  
( Jerry W. Lee ) (LS)

*Frances Lee*  
( Frances Lee ) (LS)

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