

NAMES AND ADDRESSES OF ALL MORTGAGORS William H. Rivers Dorsa Rivers 412 Darlington Avenue Greenville, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES INC ADDRESS: 46 Liberty Lane P.O. Box 5758 Station "B" Greenville, South Carolina 29606			
LOAN NUMBER	DATE 10-8-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER 10-14-75	NUMBER OF PAYMENTS 60	DATE DUE EACH 1st	DATE FIRST PAYMENT DUE 11-14-75
AMOUNT OF FIRST PAYMENT \$ 76.00	AMOUNT OF OTHER PAYMENTS \$ 76.00	DATE FINAL PAYMENT DUE 10-14-80	TOTAL OF PAYMENTS \$ 4560.00	AMOUNT FINANCED \$ 3328.47	

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 building and improvements thereon, lying and being on the south Easterly side of Darlington Avenue near the city of Greenville, South Carolina being shown as Lot No. 22 on plat of the property of Entel Y. Purdy Estate as recorded in the R.M.C. Office for Greenville County South Carolina in Plat Book C Page 25 and having according to a sevey made by R.W. Dalton, dated April 1959 the following notes and bound to wit: Beginning at an iron pin on the South Easterly side of Darlington Avenue at a point 330 feet north east of the Easterly corner of the intersection of Darlington Avenue and Barkley Avenue, said pin being the joint front corner of lots 22 and 23 and running thence with the joint line of said lot S. 47-40 E. 131 feet to an iron pin; thence with the rear line of lot no. 7 N 13-0 E. 60 feet to an iron pin, joint rear corner of lots 21 and 22; thence with the joint line of said lots N 47-40 W. 131 feet to an iron pin on the South Easterly side of Darlington Avenue; thence along the South Easterly side of Darlington Avenue S 43-0 W 60 feet to the point of beginning.

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

Luella Duval
(Witness)

William H. Rivers
William H. Rivers (LS.)

Dorsa C. Rivers
(Witness)

Dorsa C. Rivers
Dorsa C. Rivers (LS.)