

REAL PROPERTY MORTGAGE

BOOK 1351 PAGE 407 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS: Irene W. Linford Edna W. Burnside 16 Watson Avenue Greenville, SC		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 16 Liberty Lane P. O. Box 4768 Station "B" St. Anthony's Shopping Center Greenville, SC 29607			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	10-14-75	10-20-75	60	4th	12-4-75
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 94.00	\$ 94.00	11-4-80	\$ 5640.00	\$ 4029.63	

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 lot of land with the building and improvements thereon, situate on the east side of Watson Street in the City of Greenville, Greenville County, South Carolina, being shown as Lot No. 11 on Plat of Property of Charles Walter and Grace Walter Griffith, recorded in the P.M. Office for Greenville County, S.C., in Plat Book "7", Page 141 and 145, and having, according to said plat, the following rates and bearings, to-wit:  
 BEGINNING at an iron pin on the east side of Watson Street at the West-South-East corner of Lots 10 and 11 and runs thence along the line of Lot 10, N. 71-02E, 117.2 feet to an iron pin; thence S. 17-54E, 51 feet to an iron pin; thence S. 71-02W, 116.4 feet to an iron pin on the East side of Watson Street; thence along Watson Street, N. 10-10W, 51 feet to the beginning CORNER.

This is the same property conveyed to me by deed of Corrella P. Willingham, dated October 9, 1966, recorded in the P.M. Office for Greenville County, S.C., in Deed Book 543, Page 167. This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above described property. Grantee to pay all 1969 taxes.

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

*Ray P. Howell*  
 (Witness)

*Rebecca Howell*  
 (Witness)

*Irene W. Linford* (LS)  
 (Irene W. Linford)

*Edna W. Burnside* (LS)  
 (Edna W. Burnside)