

REAL PROPERTY MORTGAGE **BOOK 1251 PAGE 829** ORIGINAL

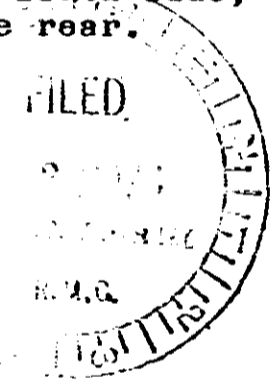
NAMES AND ADDRESSES OF ALL MORTGAGORS Donald Gene Edge Joyce S. Edge 42 3rd Avenue Judson Mill Greenville, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES Inc. ADDRESS: 46 Liberty Lane P. O. Box 5758 Sta. B. Greenville, S. C. 29606			
LOAN NUMBER	DATE 10-16-75	DATE FINANCE CHARGE BEGINS TO ACCRUE 10-22-75	NUMBER OF PAYMENTS 60,	DATE DUE EACH MONTH 26th	DATE FIRST PAYMENT DUE 11-26-75
AMOUNT OF FIRST PAYMENT \$ 88.00	AMOUNT OF OTHER PAYMENTS \$ 88.00	DATE FINAL PAYMENT DUE 10-26-80	TOTAL OF PAYMENTS \$ 5280.00	AMOUNT FINANCED 3854.02	

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 on the west side of 3rd Avenue near the City of Greenville, in Greenville County, State of South Carolina, in Judson Mills No. 1 Village and shown as Lot No. 8 Section No. 1 on plat of Judson Mills Village, recorded in the R.M.C. Office for Greenville, S. C., in plat Book "K", pages 11-12, said lot fronting on the west side of 3rd Avenue, 70 feet, running back to a depth of 88 feet on the south side, to a depth of 88 feet on the north side and being 70 feet across the rear.



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

Kay P. Brown
(Witness)

Alma Sweet
(Witness)

Donald Gene Edge (LS)
(Donald Gene Edge)

Joyce S. Edge (LS)
(Joyce S. Edge)

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