

REAL PROPERTY MORTGAGE BOOK **1353** PAGE **131** ORIGINAL

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|---|--------------------------|---|--------------------|---|------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS Thomas E. Wilson Margaret B. Wilson Route 1, Old Farris Bridge Road Greenville, S. C. | | GREENVILLE CO ADDRESS: 10 West Stone Ave Greenville, S. C. 29602 | | MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC | |
| LOAN NUMBER | DATE | DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION | NUMBER OF PAYMENTS | DATE DUE EACH MONTH | DATE FIRST PAYMENT DUE |
| 26835 | 11/6/75 | 11-11-75 | 00 | 11 | 12/11/75 |
| AMOUNT OF FIRST PAYMENT | AMOUNT OF OTHER PAYMENTS | DATE FINAL PAYMENT DUE | TOTAL OF PAYMENTS | AMOUNT FINANCED | |
| \$ 164.72 | \$ 135.00 | 11/11/80 | \$ 8188.72 | \$ 9978.38 | |

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 that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville Paris Mountain Township, being part of an undivided section of the property of Lloyd V. Cilstrap as shown on plat thereon prepared by Dean C. Edens, E.L.S., August 10, 1957, and recorded in the P.M.C. Office for Greenville County in Plat Book 66, at Pages 66 and 67, and being also known and designated as Lot No. 34 and the Southwestern one half of Lot No. 33 as shown on a subsequent revision of said plat which is not yet recorded and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint rear corner of Lot No. 23 and 24 as shown on the above mentioned plat recorded in Plat Book 66, at pages 66 and 67 and running thence along the joint line of Lots No. 31 and 35 as shown on the revised Plat, S. 34-30 E. 145 feet to a nail cap in the center of the Old Farris Bridge Road; thence in the center of said road; thence continuing along the center of said road, N. 46 E. 65 feet to a nail cap at the joint front corner of Lots No. 33 & 34 as shown on the revised plat; thence continuing with the center of said road, N. 46 E. 52.5 feet to a nail cap in the center of the front line of Lot no. 33 thence along a new line through the center of Lot No. 33 N 38-30 E. 145 feet more or less, to a point in the center of

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

(Signature)
(Witness)

(Signature)
(Witness)

(Signature)
Thomas E. Wilson (LS)

(Signature)
Margaret B. Wilson (LS)

together with all improvements thereon situated in South Carolina, County of Greenville of the rear of line of Lot No. 22; thence along the rear line of lots 21 and 23, S. 34-50 E. 150 feet to the BEGINNING corner; being the same conveyed to me by Lloyd V. Cilstrap by Deed of even date, to be recorded herewith.

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