

RECORDING FEE PAID \$ 2.50

FILED NOV 13 1975

REAL PROPERTY MORTGAGE BOOK 1353 PAGE 387 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Ted D. Key Elaine T. Key 4 Yellowstone Drive Greenville, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 46 Liberty Lane P.O. Box 5758 Station "B" Greenville, South Carolina 29606			
LOAN NUMBER	DATE	EST. FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	11-10-75	11-14-75	80	29th	12-29-75
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 47.00	\$ 47.00	11-29-80	\$ 2820.00	\$ 2014.29	

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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina and being known and designated as Lot 21, Block F, on plat of Buena Vista, recorded in the R.M.C. Office for Greenville County in Plat Book W, Page 11 and 29, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Yellowstone Drive (formerly Colonial Avenue) at the joint corner of lots 21 and 22 and running thence with the common line of said lots, N. 10-15 E., 125.0 feet to an iron pin; thence N. 79-45 W. 50 feet to an iron pin; thence S. 10-15 W., 125.0 feet to an iron pin on Yellowstone Drive (formerly Colonial Avenue); thence with Yellowstone Drive (formerly Colonial Avenue) S. 79-45 E., 50 feet to the point of beginning.

This conveyance is subject to all restriction, set-back lines, roadways, easement and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described.

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
Rhonda Howell (Witness)
Key (Witness)

Ted D. Key (LS)
 Ted D. Key
Elaine T. Key (LS)
 Elaine T. Key