

PAID 3.00

REAL PROPERTY MORTGAGE

SP00 1354 PAGE 351 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Ellen M. Buckner Property Located Gladys B. Taylor 108 Parsons Street 404 Craig Street Ft. Inn, S. C. Fountain Inn, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES INC ADDRESS: 46 Liberty Lane Greenville, South Carolina 29606			
LOAN NUMBER	DATE 11-21-75	DATE FINANCE CHARGE BEGINS TO ACCRUE 11-28-75	NUMBER OF PAYMENTS 60	DATE DUE EACH PAYMENT EACH MONTH	DATE FIRST PAYMENT DUE 1-12-76
AMOUNT OF FIRST PAYMENT \$ 150.00	AMOUNT OF OTHER PAYMENTS \$ 150.00	DATE FINAL PAYMENT DUE 12-12-80	TOTAL OF PAYMENTS \$ 9000.00	AMOUNT FINANCED \$ 6569.35	

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 lying, being and situate in the County and State aforesaid, Fairview Township, and within the corporate limits of the Town of Fountain Inn just off Craig Street, known and designated as 108 Parsons Street, and having according to a Plat made by E.E. Gary, Surveyor, on January 24, 1947, the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint corner with land now or formerly of W. B. Stewart and land of J. C. Drummond, and running thence with line of (now or formerly) Stewart S. 75 E. 129 feet to an iron pin; thence S. 35-1/2 W. 13 feet to corner fence post of line of land now or formerly of C. A. Parsons; thence with (now or formerly) Parsons line S. 16 1/2 W. 227.2 feet to an iron pin; thence N. 74 1/2 W. 115 feet to an iron pin; thence N. 14 1/2 E. 238 feet to an iron pin, the point of beginning, and bounded by land of Drummond, and land now or formerly of W. B. Stewart and C.A. Parsons. There being situate on said premises a frame cottage dwelling.

(Continued)

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

[Handwritten signatures of witnesses]
Brenda Leathwood
(Witness)

[Handwritten signatures of mortgagors]
Ellen M. Buckner (LS)
(Ellen M. Buckner)
Gladys B. Taylor (LS)
(Gladys B. Taylor)
Thomas H. Taylor
(Thomas H. Taylor)

CIT FINANCIAL SERVICES 82-1024D (10-72) - SOUTH CAROLINA

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