

REAL PROPERTY MORTGAGE

1354 687 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Doyle B. Roper Bobbie Roper 17 E Gentry Street Greenville, SC		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 10 W. Stone Avenue Greenville, SC			
LOAN NUMBER	DATE 11-26-75	INTEREST RATE 12-2-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 1-2-76
AMOUNT OF FIRST PAYMENT \$ 130.00	AMOUNT OF OTHER PAYMENTS \$ 130.00	DATE FINAL PAYMENT DUE 12-2-80	TOTAL OF PAYMENTS \$ 7800.00	AMOUNT FINANCED \$ 5693.43	

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 in Greenville Township, Greenville County, State of South Carolina, about 2 miles from Greenville Court House, in the subdivision called "Redeveloped Heights," as shown by plat made by W. D. Moyer, dated December 1940, and being lot No. 12 on said plat, which is recorded in the T.M.C. Office for Greenville County in Plat Book 1, Page 21, containing 7.00 acres on Gentry Street and having a front width of 150 feet, and being identical to the property conveyed to Eugene D. Smith by deed recorded in Deed Book 443, at Page 100, and Eugene D. Smith having deposited this life estate January 29, 1967, devising said property to his wife.

This conveyance is subject to all restrictions, covenants, conditions, and rights-of-way, if any, appearing of record, on the premises in the recorded plat, which affect the property herewith 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. Mortgagee 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)

Doyle B. Roper (LS)

Bobbie D. Roper (LS)