

REAL PROPERTY MORTGAGE

BOOK 1355 PAGE 543

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Paul W. Mickler Barbara W. Mickler 10 Richwood Drive Greenville, S. C. 29609		MORTGAGEE: C.I.T. FINANCIAL SERVICES INC ADDRESS: 46 Liberty Lane Greenville, South Carolina <i>Mumford</i>			
LOAN NUMBER	DATE 12-9-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION 12-15-75	NUMBER OF PAYMENTS 80	DATE DUE EACH MONTH 27th	DATE FIRST PAYMENT DUE 1-27-76
AMOUNT OF FIRST PAYMENT \$ 105.00	AMOUNT OF OTHER PAYMENTS \$ 105.00	DATE FINAL PAYMENT DUE 12-27-80	TOTAL OF PAYMENTS \$ 6300.00	AMOUNT FINANCED \$ 4518.52	

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 that 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 in the City of Greenville, County of Greenville, State of South Carolina, being all of Lot #21 and adjacent portion of Lot 20, as shown on plat of Section 2 of Richwood subdivision, as recorded in the R.M.C. Office for Greenville County, in plat book TIT, at Page 51, and having, according to a survey made by Campbell & Clark-son, Surveyors, on October 30, 1969, the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Richwood Drive, the joint front corners of Lots 20 and 21; thence with the new line through Lot 20, S. 37-01 W. 158.45 feet to an iron pin; thence S. 86-44 W. 92.7 feet to an iron pin in the rear line of Lot #1; thence with the rear line of Lots 1, 2, and 3, N. 30-40 E. 209.5 feet to an iron pin on the southwestern side of Richwood Drive; thence with the southwestern side of said drive S 59-20 E. 95 feet to the beginning corner.

This lot is conveyed subject to pending restrictions applicable to this property, and recorded in the R.M.C. Office for Greenville County in Deed Book 956 at Page 481 and to any recorded rights-of-way or easements and those shown on said plat.

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, upon 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

*James P. Deltin*  
(Witness)  
*Key P. Brown*  
(Witness)

*Paul W. Mickler* (LS)  
Paul W. Mickler  
*Barbara W. Mickler* (LS)  
Barbara W. Mickler

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