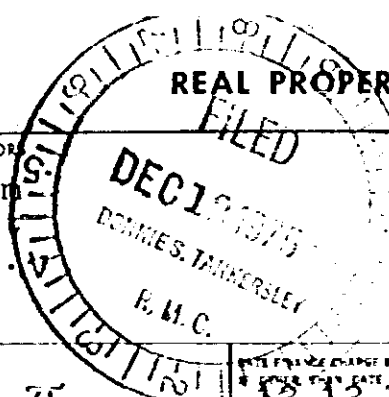


REAL PROPERTY MORTGAGE

1355 739 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGOR Cornelia W. Durham 15 Parkwood Street Greenville, S. C.		MORTGAGEE, C.I.T. FINANCIAL SERVICES Inc ADDRESS: 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE & COMES INTO BEING A DEBT	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	12-8-75	12-12-75	60	27th	1-27-76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 60.00	\$ 60.00	12-27-80	\$ 3600.00	\$ 2571.43	



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 certain-piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, known and designated as Lot No. 6 on plat of property of Central Realty Corporation recorded in Plat Book B, at page 177, R.M.C. Office for Greenville County, and having according to a more recent Survey by R.W. Dalton, dated October 1, 1956, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northwestern side of Parkwood Drive said pin being 356 feet North-east of the intersection of Gallivan Avenue and Parkwood Drive, and running thence with the line of Lot No. 5, N. 70-47 W 140 feet to an iron pin; thence N. 19-30 E. 70 feet to an iron pin; thence along the line of Lot No. 1.35 of North Hills Subdivision, S. 70-47 E. 140 feet to an iron pin on Parkwood Drive; thence with said Parkwood Drive, S 19-30 W. 70 feet to the point of beginning.

This is the same property conveyed to grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 719 at page 549.

As a part of the consideration the grantee agrees to assume the payment of that certain mortgage held by The Prudential Insurance Company of America, the present balance of which is \$7,957.97, be-

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

ing recorded in mortgage book 762, at page 93.  
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. 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

*James R. Durham*  
(Witness)  
*James R. Durham*  
(Witness)

*Cornelia W. Durham*  
(Cornelia W. Durham)  
*James R. Durham* (LS)

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