

BOOK 1355 PAGE 953 ORIGINAL

REAL PROPERTY MORTGAGE

FILED

DEC 15 1975

DONNIES. TAYLOR
F.H.O.

NAMES AND ADDRESSES OF ALL MORTGAGORS James G. Pridmore, Jr. Janie Pridmore 215 Keith Drive Greenville, SC 29607		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 10 W. Stone Avenue Greenville, SC			
LOAN NUMBER	DATE 12-11-75	DATE FINANCE CHARGE BEGINS TO ACCRUE 12-11-75	NUMBER OF PAYMENTS 48	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 1-16-76
AMOUNT OF FIRST PAYMENT \$ 25.00	AMOUNT OF OTHER PAYMENTS \$ 25.00	DATE FINAL PAYMENT DUE 12-16-78	TOTAL OF PAYMENTS \$ 1200.00	AMOUNT FINANCED \$ 1130.00	

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 lot of land with the buildings and improvements thereon situate on the Northeast side of Keith Drive in the city of Greenville in Greenville County, South Carolina, being shown as Lot No. 1 on a plat made by C. C. Fiddle, Surveyor, recorded in the REC Office for Greenville County, South Carolina, in Plat Book AAA at Page 115 and having according to said plat, the following rates and bounds, to-wit:

BEGINNING at an iron pin on Keith Drive at the joint front corner of Lots 1 and 2, and running thence along Keith Drive, N. 44-15 W., 70 feet to an iron pin; running thence N. 51-10 E., 175 feet to an iron pin; running thence S. 46-10 W., 70.3 feet to an iron pin, joint rear corner of Lots 1 and 2; running thence along the joint line of Lots 1 and 2, S. 51-10 W., 177.4 feet to an iron pin, the beginning corner.

This is the same property conveyed to us by deed of S. J. Neal Estate Company, Inc., dated January 16, 1963, recorded in the REC Office for Greenville County, SC in Deed Book 715, Page 389.

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

Rebbie D. Moore
(Witness)

Jcarum
(Witness)

James G. Pridmore, Jr. (LS)
James G. Pridmore, Jr.

Janie Pridmore (LS)
Janie Pridmore