

FILED
REAL PROPERTY MORTGAGE
GREENVILLE CO. S. C.

ORIGINAL

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|---|-------------------------------------|---|---|-------------------------------|----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS Suzanne K. Hicks Morris E. Hicks 25 Pee Street Greenville, SC | | FEB 3 12 17 PM '76 DONNIE S. TANKERSLEY R.M.C. | MORTGAGEE: CIT. FINANCIAL SERVICES ADDRESS: 10 W. Stone Avenue Greenville, SC | BOOK 1359 PAGE 535 | |
| LOAN NUMBER | DATE 2-2-76 | DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 2-6-76 | NUMBER OF PAYMENTS 60 | DATE DUE EACH MONTH 6 | DATE FIRST PAYMENT DUE 3-6-76 |
| AMOUNT OF FIRST PAYMENT \$ 86.00 | AMOUNT OF OTHER PAYMENTS \$72.00 | DATE FINAL PAYMENT DUE 2-6-81 | TOTAL OF PAYMENTS \$ 4334.00 | AMOUNT FINANCED \$ 3125.72 | |

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 of 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 lying and being near the City of Greenville, Greenville County, State of South Carolina, and known as Lot 14 of Section 3 on plat of Victor-Monaghan Mills being recorded in the office of the R.M.C. for Greenville County in Plat Book S. at Page 179-181, and being more fully described as follows:

BEGINNING at an iron pin in the northwestern intersection of Pee Street and Woodward Street and running thence along Woodward Street S. 10-41 W., 93.5 feet to an iron pin; thence N. 79-58 W. 68 feet to an iron pin; thence N. 10-41 E., 94.2 feet to an iron pin on Pee Street, joint front corner Lots 14 and 15; thence along Pee Street S. 79-30 E. 68 feet to iron pin, the point of beginning.

Being the same property conveyed to the grantor herein by deed of John D. Shelton and Dorothy W. Shelton, dated August 10, 1964 and recorded in the R.M.C. Office for Greenville County in Deed Book 755 at Page 203.

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

D. G. Moore
(Witness)

J. J. Moore
(Witness)

Suzanne K. Hicks (LS)
Suzanne K. Hicks

Morris E. Hicks (LS)
Morris E. Hicks