

REAL PROPERTY MORTGAGE BOOK 1352 PAGE 263 ORIGINAL
GREENVILLE CO. S. C.

NAMES AND ADDRESSES OF ALL MORTGAGORS Richard T. King Mary King P. O. Box 696 Taylors, SC		MORTGAGEE: CIT. FINANCIAL SERVICES 10 W. Stone Avenue P. O. Box 2423 Greenville, SC			
LOAN NUMBER	DATE 3-11-76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN TRANSACTION 3-16-76	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 16	DATE FIRST PAYMENT DUE 4-16-76
AMOUNT OF FIRST PAYMENT \$ 135.00	AMOUNT OF OTHER PAYMENTS \$ 135.00	DATE FINAL PAYMENT DUE 3-16-84	TOTAL OF PAYMENTS \$ 12,960.00	AMOUNT FINANCED \$ 8307.70	

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 land situate, lying and being near the city of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 60 of a subdivision known as Homestead Acres Section 1, as shown on a plat prepared by J. Mac Richardson, Engineer, dated November 1959, and recorded in the R.M.C. Office for Greenville County in Plat Book **BR** at Page 35, and according to said plat having the following metes and bounds, to-wit:

Beginning at an iron pin on the Northern side of Hampshire Drive at the joint front corner of Lots #59 and # 60 and running thence N2-15W 211.2 feet to an iron pin; thence S87-50W 90 feet to an iron pin at the joint rear corner of lots #60 and #61; thence S2-10E 200 feet to an iron pin on the Northern side of Hampshire Drive; thence along the Northern side of Hampshire Drive S85-18E 90.8 feet to an iron pin, point of beginning.

This conveyance is made subject to any restriction or easement as may appear of records, on the recorded plats, or on the premises.

This is the identical property conveyed to the grantor by deed of Piedmont Land Co. September 11,

1964 TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. and recorded in the R.M.C. Office for Greenville County in Deed Book **757** at page 263.

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. S. Moore
(Witness)

Richard T. King (LS)

J. A. Hill
(Witness)

Mary King (LS)