

RECORDED
PAID \$ 25

FILED PROPERTY MORTGAGE BOOK 1362 PAGE 398 ORIGINAL

MAR 15 1976
DOANIE & TINKERSLEY
R.M.C.

NAMES AND ADDRESSES OF ALL MORTGAGORS
Dick C. Cook
Pannie E. Cook
105 Mission Street
Greenville, S. C.

MORTGAGEE, C.I.T. FINANCIAL SERVICES
ADDRESS 46 Liberty Lane
Greenville, S. C. 29606

LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	3-11-76	3-17-76	60	17th	4-17-76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 134.00	\$ 134.00	3-17-81	\$ 8040.00	5868.62	

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 piece, parcel or lot of land containing 11.000 sq. ft., more or less, situated, lying and being in Greenville Township, in the County and State aforesaid, near the southern limit of the City of Greenville, and having the following metes and bounds; viz:

BEGINNING at a stake 3 X on east side of Church Street (Now Mission Street) and running thence with said street S 36- $\frac{1}{2}$ E. 55 feet to a stake 3X; thence N 53- $\frac{1}{2}$ E 200 feet to a stake 3X; thence N 36- $\frac{1}{2}$ W 55 feet to a stake 3X; thence S 53- $\frac{1}{2}$ W 200 feet to the beginning corner. The same being Lot No. 20 on a plat made by J. N. Southern for O. P. Mills, and joining on said plat Lot No. 21, 19, and 42 with said plat being recorded in the R.M.C. Office for Greenville County in Plat Book C at Page 193; this being the same property conveyed to the deceased, Lou Ella Delk, by deed dated March 27, 1960, and recorded in the R.M.C. Office for Greenville County in Deeds Book 651, Page 195.

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

Brenda Davis (Witness)
Ray Phawne (Witness)

Dick Cook (LS)
Fannie E. Cook (LS)
(Dick C. Cook)
(Fannie Cook)