

GREENVILLE CO. S. C.

APR 12 12 19 76 REAL PROPERTY MORTGAGE BOOK 1364 PAGE 671 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Joseph E. Hill Tibitha B. Harmon Hill 401 Poinsetta Drive Simpsonville, SC		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 10 W. Stone Avenue Greenville, SC			
LOAN NUMBER	DATE 4-12-76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 4-16-76	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 16	DATE FIRST PAYMENT DUE 5-16-76
AMOUNT OF FIRST PAYMENT \$ 140.00	AMOUNT OF OTHER PAYMENTS \$ 140.00	DATE FINAL PAYMENT DUE 4-16-84	TOTAL OF PAYMENTS \$ 13,440.00	AMOUNT FINANCED \$ 8615.39	

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 in the Town of Simpsonville, being known and designated as Lot No. 13 Section I of Subdivision known as POINSETTA, plat of said subdivision being recorded in the RMC Office for Greenville County, in Plat Book BBB at page 103, less a five (5) foot strip described below.* A more particular description of said above numbered lot may be had by reference to said plat.

*Less a five(5) foot strip conveyed by deed recorded in Deed Book 868, at Page 208, the purpose of said conveyance being to reduce the size of Lot 13 by five (5) feet adding same to Lot 42.

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

Debbie G. Moore (Witness)

Joseph E. Hill (LS)
Tibitha B. Harmon Hill (LS)

4328 RW-25