

RECORD AS FILED
PAID \$ 50

REAL PROPERTY MORTGAGE
FILED
APR 15 1976
GREENVILLE, S. C.

BOOK 1364 PAGE 945 ORIGINAL

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|---|---------------------------------------|--|---------------------------------|-------------------------------|----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS William T. Arrington 114 Sevier Street Greenville, S. C. 29605 | | MORTGAGEE C.I.T. FINANCIAL SERVICES Inc ADDRESS: 46 Liberty Lane P. O. Box 5758 Sta. B. Greenville, S. C. 29606 | | | |
| LOAN NUMBER | DATE 4-14-76 | DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 4-20-76 | NUMBER OF PAYMENTS 48 | DATE DUE EACH MONTH 1st | DATE FIRST PAYMENT DUE 6-4-76 |
| AMOUNT OF FIRST PAYMENT \$107.00 | AMOUNT OF OTHER PAYMENTS \$ 107.00 | DATE FINAL PAYMENT DUE 1-20-80 | TOTAL OF PAYMENTS \$ 5136.00 | AMOUNT FINANCED \$ 3950.77 | |

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 with the buildings and improvements thereon, situate, lying and being on the west side of Sevier Street in the City of Greenville in the County of Greenville, State of South Carolina, being Shown as Lots Nos, 47 and 100 on plat of Park Hill, made by Dalton & Neves, Engineers, May 1940, recorded in the R.M.C. Office for Greenville County S. C. in Plat Book "J", pages 208-209, said lots together having a frontage of 194.7 feet (chord Measurements) along the west side of Sevier Street, running back to a depth of 176.5 feet on the north side, to a depth of 231.7 feet on the south side and being 154.6 feet across the rear.

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

Rebecca Duval
(Witness)
Ray Plawe
(Witness)

William T. Arrington
(William T. Arrington) (L.S.)

(L.S.)