

REAL PROPERTY MORTGAGE 2008 1365 PAGE 388 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Joe Ferguson, Jr. Nancy T. Ferguson 132 Ridge Street Greenville, South Carolina		MORTGAGEE C.I.T. FINANCIAL SERVICES ADDRESS 46 Liberty Lane P.O. Box 5758 Station B Greenville, South Carolina 29606			
LOAN NUMBER	DATE 4-19-76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 4-23-76	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 7th	DATE FIRST PAYMENT DUE 6-5-76
AMOUNT OF FIRST PAYMENT \$6.00	AMOUNT OF OTHER PAYMENTS \$ 46.00	DATE FINAL PAYMENT DUE 4-23-79	TOTAL OF PAYMENTS \$1556.00	AMOUNT FINANCED \$1346.35	

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 of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, near the corporate limits of the City of Greenville, in Tax District 235, and being known and designated as Lot No. 178 of a subdivision of the Village of Mills Mill as shown on a plat thereof made by Piedmont Engineering Services of Greenville, S.C., in June, 1954, and recorded in the R.M.C. Office for Greenville County in Plat Book "GG", pages 60 and 61, and having such metes and bounds, courses and distances as shown thereon, reference there unto being had.

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

Stephen M. Phillips
(Witness)
Ray T. Craue
(Witness)

Joe Ferguson, Jr. (L.S.)
Joe Ferguson, Jr.
Nancy T. Ferguson (L.S.)
Nancy T. Ferguson