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RECEIVED PROPERTY MORTGAGE  
APR 20 1976  
COMMERCIAL

BOOK 1365 PAGE 885 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Boyd Tollison Jr. Mildred W. Tollison 202 Penarth Street Greenville, South Carolina		MORTGAGEE C.I.T. FINANCIAL SERVICES Inc ADDRESS 46 Liberty Lane P.O. Box 5758 Station B Greenville, South Carolina 29606			
LOAN NUMBER	DATE 4-22-76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 4-23-76	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 1200	DATE FIRST PAYMENT DUE 6-12-76
AMOUNT OF FIRST PAYMENT \$ 62.00	AMOUNT OF OTHER PAYMENTS \$ 62.00	DATE FINAL PAYMENT DUE 5-12-81	TOTAL OF PAYMENTS \$ 3720.00	AMOUNT FINANCED \$ 2657.14	

**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, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, and being known and designated as Lot Number 59 of the Property of Wm R. Timmons, Jr., according to a plat of record in the R.M.C. Office for Greenville County in Plat Book XX at Page 9, and having following metes and bounds, to wit:

"BEGINNIGH at a point on the Southwestern side of Penarth Street at the joint front corner of Lots 58 and 59 and running thence with the Southwestern side of Penarth Street, N. 31-07 W. 90 feet to a point at the joint front corner of Lots 59 and 60; thence S 58-53 W. 175 feet to a point at the joint rear corner of Lots 59 and 60; thence S 31-07 E. 90 feet to a point at the joint rear corner of Lots 58 and 59; thence N. 58-53 E. 175 feet to the point of beginning; being the same conveyed to me by William R. Timmons, Jr. by deed dated December 30, 1963, recorded in the R.M.C. Office for Greenville County in Deed Book , at Page

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 Duwall  
(Witness)  
Ray P. Lawe  
(Witness)

Boyd Tollison Jr. (L.S.)  
Mildred W. Tollison (L.S.)  
Mildred W. Tollison

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