

REAL PROPERTY MORTGAGE

BOOK 1366 PAGE 861 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGGORS Leroy Graffread Pauline Graffread Route 5, Davis Road Piedmont, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 14 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER	DATE	DATE FIRST PAYMENT DUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
10652600	04/30/76	05/06/76	60	20	06/20/76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 71.00	\$ 71.00	05/06/81	\$ 1260.00	\$ 3109.49	

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 lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Gantt Township, as shown on a plat of the property of Leroy Graffread and Pauline Graffread, by C.C. Jones, Civil Engineer, dated September 8, 1962, recorded in Plat Book "XXX", at page 123, in the Office of the R.M.C. for Greenville County, and having according to said plat the following metes and bounds, to wit: BEGINNING at an iron pin in the center of Davis Road at the intersection of an unnamed N. 37-31 E. 145 feet and N. 53-31 E. 156 feet along the center of said unnamed county road to an iron pin; thence S. 39-55 E. 33.5 feet to an iron pin; thence S. 20-51 E. 243 feet along the line of the Ware property to an iron pin in the center of Davis Road; thence N. 73-09 W. 155.6 feet along the center of said Davis Road to an iron pin, the beginning corner.

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. Mortgagee 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

*Michael R. Bridges*  
(Witness)  
*Ray T. Lawrence*  
(Witness)

*Leroy Graffread* (L.S.)  
Leroy Graffread  
*Pauline Graffread* (L.S.)  
Pauline Graffread

CT 82-7024D (10-72) - SOUTH CAROLINA  
FINANCIAL SERVICES

4328 RV-2J