

FILED

NAMES AND ADDRESSES OF ALL MORTGAGORS Walter F. Rice Martha S. Rice 7 Hillside Lane Greenville, S. C.		MORTGAGEE: CIT. FINANCIAL SERVICES ADDRESS: 11 Henry Lane P. O. Box 2700 Sta. B. Greenville, S. C. 29606	
LOAN NUMBER 25801	DATE 2-5-76	DATE FIRST PAYMENT DUE 4-25-76	DATE FIRST PAYMENT DUE 4-25-76
AMOUNT OF FIRST PAYMENT \$ 77.00	AMOUNT OF OTHER PAYMENTS \$ 77.00	DATE FINAL PAYMENT DUE 3-11-81	AMOUNT FINANCED \$ 3910.25
NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 1976	TOTAL OF PAYMENTS \$ 4620.00	DATE FIRST PAYMENT DUE 4-25-76

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 piece, parcel or lot of land situate, lying and being in Gantt Township, Greenville County, State of South Carolina, being known and designated as Lot No. 113, according to a plat of subdivision, Inc. prepared by C.C. Jones Associates, Engineers, recorded in the Office of the S.M.C. for Greenville County, in Plat Book "P", at page 138, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the westerly side of Hillside Lane, joint front corner of lots Nos. 113 and 114; thence running along the common boundary of said lots N. 71-21' E. 150 feet to a point, joint rear corners of lots Nos. 113 and 114; thence turning and running along the rear line of lot No. 113 S. 11-46' W. 55 feet to a point, joint rear corner of lots Nos. 113 and 112; thence turning and running along the common boundary of said lots S. 71-21' E. 150 feet to a point on the westerly side of Hillside Lane; joint front corner of lots Nos. 113 and 112; thence turning and running along the westerly side of Hillside Lane, N. 11-26' E. 35 feet to the point of beginning.

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 Luvall
(Witness)

Walter F. Rice
(Walter F. Rice) (L.S.)

John Gaffney
(Witness)

Martha S. Rice
(Martha S. Rice) (L.S.)