

REAL PROPERTY MORTGAGE
 FILED
 MAY 10 1976
 DEWEE & TATUM, JR.

NAMES AND ADDRESSES OF ALL MORTGAGORS Ada C. Persson 11 Karen Drive Greenville, South Carolina 29607		MORTGAGEE C.I.T. FINANCIAL SERVICES ADDRESS 16 Liberty Lane P.O. Box 5738 Station B Greenville, South Carolina 29606			
LOAN NUMBER	DATE	DATE FIRST CHARGE OF FIRST ACCEPTANCE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
19503788	05/07/76	05/12/76	60	12	06/12/76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 169.00	\$ 169.00	05/12/81	\$ 10110.00	\$ 7511.12	

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 the State of South Carolina, County of Greenville, in the City of Greenville, lying and being on the northern side of Karen Drive and known and designated as a portion on Lot No. 111 On plat of a Revision on Lots 103 through 111, University Heights, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book FF at Page 128; also shown as the property of Harry R. Maurer and Virginia S. Maurer by plat recorded in Plat Book WV at Page 16; said lot having such metes and bounds as shown on said latter plat; being the same conveyed to us by C.S. Willingham by deed dated September 29, 1967 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 829 at Page 595.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises.

As a part of the consideration for this conveyance, grantee expressly assumes and agrees to pay the balance due on that certain note and mortgage, in the original sum of 12,950.00 executed by the grantors to Collateral Investment Company, and recorded in the R.M.C. Office for Greenville

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever
 County in Mortgage Book 1071 at Page 22, the balance due thereon being the sum of \$12,871.32 as of this date.

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, (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

Brenda B. Davis
 (Witness)
Kay Phawle
 (Witness)

Ada C. Persson (LS)
 Ada C. Persson
Robert S. Persson (LS)
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