

RECORDING FEE  
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MAY 12 1976  
R.M.C.

REAL PROPERTY MORTGAGE NO. 1307 PAGE 411

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS James L. Hall Patricia W. Hall 9 Berea Drive Greenville, S. C. 29611		MORTGAGEE CIT. FINANCIAL SERVICES INC ADDRESS 16 Liberty Lane P. O. Box 5755 Sta. B. Greenville, S. C. 29606			
LOAN NUMBER	DATE 5-11-76	DATE FINANCE CHARGE BEGINS TO ACCRUE 5-11-76	NUMBER OF PAYMENTS 176	DATE DUE EACH MONTH 1/15	DATE FIRST PAYMENT DUE 6-17-76
AMOUNT OF FIRST PAYMENT \$ 74.00	AMOUNT OF OTHER PAYMENTS \$ 74.00	DATE FINAL PAYMENT DUE 5-11-81	TOTAL OF PAYMENTS \$ 1410.00	AMOUNT FINANCED \$ 3171.43	

**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 shown as Lot No. 12 on Plat entitled Berea Realty Company, recorded in Plat Book BB at Page 37 in the R.M.C. Office for Greenville County and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Berea Heights Drive (Berea Drive) at joining front corner of lots 12 and 13, and running thence along line of Lot 13, S. 31-55 E. 155.3 feet to an iron pin at rear corner of Lot 13; thence along line of lots 7 and 8, S. 57-25 W. 61.2 feet to an iron pin at corner of Lot 11; thence along line of Lot 11, N 34-05 W. 154.7 feet to an iron pin on the southeastern side of Berea Heights Drive; thence with said Drive N. 57-05 E. 70 feet to the point of beginning.

Being the same property conveyed to the grantor by deed recorded in Deed Book 787 at Page 159.

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

*Riviera Duval*  
(Witness)  
*John Ruffin*  
(Witness)

*James L. Hall* ..... (LSJ)  
(James L. Hall)  
*Patricia W. Hall* ..... (LSJ)  
(Patricia W. Hall)

CFI 82-1024D (10-72) - SOUTH CAROLINA  
TITLE SERVICES

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