



NAMES AND ADDRESSES OF ALL MORTGAGORS Johnnie M. Dickert Dianne S. Dickert Route 1 Beechwood Drive Simpsonville, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 146 Liberty Lane P.O. Box 5758 Station B Greenville, South Carolina 29606			
LOAN NUMBER	DATE	DATE CHARGE BEGINS TO ACCRUE THAT DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	07-20-76	07-26-76	60	10	09-10-76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 114.00	\$ 114.00	07-26-81	\$ 6810.00	\$ 1,992.71	

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

whereon situated in South Carolina, County of Greenville

All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of Beechwood Drive South, being known and designated as Lot No. 22, as shown on Plat of Beechwood Hills, made by C.C. Riddle, November, 1958, recorded in the RMC Office for Greenville County, in Plat Book QQ at Page 35, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Beechwood Drive South, at the joint front corner of Lots 21 and 22 and running thence with the common line of said Lots, S. 69-00 W. 203.2 feet to an iron pin; thence running S. 23-06 W. 125.1 feet to an iron pin at the joint rear corner of Lots 22 and 23; thence with common line of said Lots, N. 69-00 W. 198.6 feet to an iron pin on southeastern side of Beechwood Drive South; thence with the line of said Drive; N. 21-00 E. 125 feet to the point of beginning.

This conveyance is subject to all restrictions, set-back lines, roadway, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This is a portion of the property conveyed to the grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 961 at Page 381.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

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As a part of the consideration herein; the grantee assumes and agrees to pay that certain mortgage in favor of First Federal Saving & Loan Association in the principal amount of \$29,000.00, recorded in the RMC Office for Greenville County, in Mortgage Book 1265 at Page 330, and having a present principal balance due thereon of \$29,000.00.

This being the same property conveyed to Johnnie M. Dickert and Dianne S. Dickert by Lewis I. Gilstrap by Deed dated 19th day of July 1973 and recorded in the RMC Office for Greenville County, recorded on 20th day of July 1973 in Deed Book 979 at page 475.

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

Stephen M. Phillips (Witness)
Ray P. Crowe (Witness)

Johnnie M. Dickert (L.S.)
Dianne S. Dickert (L.S.)

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