

PAID \$ 3.00

REAL PROPERTY MORTGAGE BOOK 1376 PAGE 229 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS SHERRY M. COTTON WILLIAM WILSON 507 Bera Forest Circle Greenville, S.C. 29611 JONNIE S. TANKERSLEY R.M.C.		GREENVILLE CO. S. C. AUG 25 4 44 PM '76		MORTGAGEE C.I.T. FINANCIAL SERVICES ADDRESS: 10 West Stone Avenue Greenville, S.C. 29602	
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	8-25-76	8-30-76	60	31	9-30-76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 83.00	\$ 83.00	8-31-76	\$ 4980.00	\$ 3557.15	

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, with improvements thereon, situate, lying and being on the western side of Bera Forest Circle near the City of , Greenville, in the County of Greenville, State of South Carolina and know and designated as Lot. 119 of a subdivision known as Bera Forest, Section 2, Plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4N at Pages 76 and 77 and 77 having, according to said plat, the following metes and bounds to-wit:

BEGINNING at a point on Bera Forest Circle at the joint front corner of Lots Nos. 118 and 119 and running thence with the joint line of said lots N. 60- 55 E., 130 feet to a point at the joint rear corner of said lots; running thence S. 29-05 E., 90.0 feet to a point at the joint rear corner of Lots Nos. 119 and 120; running thence along the joint of said lots S. 60-55 W., 130.0 feet to a point on Bera Forest Circle; running thence along said street N. 29-05 W., 90.0 feet to the point of beginning.

This being the same property conveyed to Sherry M. Cotton by Premier Investment Co., Inc. by deed dated the 12th of December 1975 and recorded in the RMC OR CLERK OF COURT for Greenville County December 12, 1975 in deed book 1028 at page 681.

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

J. A. Smith (Witness)

X William Wilson (LS)

(Witness)

Sherry W. Cotton (LS)  
Sherry Cotton Wilson

CT 82-1024D (10-72) - SOUTH CAROLINA FINANCIAL SERVICES

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