

GREENVILLE, CO. S. C.
REAL PROPERTY MORTGAGE

BOOK 1376 PAGE 335 ORIGINAL

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 AUG 26 10 55 AM '77

NAMES AND ADDRESSES OF ALL MORTGAGORS Ralph F. Morris Arlene Morris 303 Drury Lane Mauldin, South Carolina		MORTGAGEE, C.I.T. FINANCIAL SERVICES Inc. ADDRESS 46 Liberty Ln P. O. Box 5758 Sta. 3. Greenville, S. C. 29606			
LOAN NUMBER	DATE 3-25-76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 8-31-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 10th	DATE FIRST PAYMENT DUE 10-10-75
AMOUNT OF FIRST PAYMENT \$ 30.00	AMOUNT OF OTHER PAYMENTS \$ 30.00	DATE FINAL PAYMENT DUE 8-31-81	TOTAL OF PAYMENTS \$ 1800.00	AMOUNT FINANCED \$ 3503.63	

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 County of Greenville, State of South Carolina, Austin Township, being known and designated as Lot No. 135 of EASTDALE Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book YY at pages 118 and 119, and having, according to said plat the following notes and bounds, to-wit:

Beginning at an iron pin on the northern side of Drury Lane at the joint corner of Lot 134 and running thence along the line of Lot 134, N. 21-46E 161.8 feet to an iron pin; thence N. 68-53 E. 100.03 feet to an iron pin; thence S. 21-46 W. 161.3 feet to an iron pin on Drury Lane; thence along said lane, S. 70-21E.100 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

The Grantee herein assumes and agrees to pay that certain mortgage to C. Douglas Wilson Company recorded in the RMC Office for Greenville County in Mortgage Book 1313 at Page 240, in the original amount of \$25,000.00 and having a present balance of \$25,010.90.

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.

This being the same property conveyed to Ralph F. Morris by James E. Wright by Deed dated the 30th Day April, 1975 and recorded in the RMC Office for Greenville County recorded on the 9th Day May, 1975 in Deed Book 1018 at page 23. 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 Duwall
 (Witness)
Ray P. Lowe
 (Witness)

Ralph F. Morris (LS.)
Arlene Morris (LS.)

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