



REAL PROPERTY MORTGAGE BOOK 1377 PAGE 829 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Aurelia Kay Parnell 112 Folkstone Road Greenville, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES Inc ADDRESS: 46 Liberty Ln P. O. Box 5758 Sta. B. Greenville, S. C. 29606			
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
	9-13-76	9-17-76	60	1	11-1-76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 73.00	\$ 73.00	9-17-81	\$4,380.00	\$ 3128.58	

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 certain piece, parcel or lot of land, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina on the western side of Folkstone Street, being known and designated as Lot No. 102 on plat of Chestnut Hills No.1, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book "44", at page 83, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the western side of Folkstone Street at the joint front corner of Lots 101 and 102, which point is 709.9 feet from the intersection of said Street and Farmington Road; running thence N. 77-47 W. 137.4 feet; thence N 15-59 E. 87 feet; thence S. 74-51 E. 137.7 feet to Folkstone Street; thence with said Street, S.16-26 W. 80 feet to the point of beginning.
Subject to easements and restrictions of record.

Subject to the outstanding mortgage in the amount of \$13,085.90 which is on record the payment if which is the responsibility of the Grantee, and she assumes the responsibility therefor.

~~TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns, she, her heirs, heirs at law, assigns, and assigns forever.~~
This being the same property conveyed to Aurelia Kay Parnell by James Lawrence Parnell by deed dated 20th day of April 1963 and recorded in the R.M.C. Office for Greenville County, recorded on 7th day October 1969 in Deed Book 759 at Page 148.

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

Rebecca Duval
(Witness)
Ray P. Cowe
(Witness)

Aurelia Kay Parnell (L.S.)
Aurelia Kay Parnell
(L.S.)

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