

RECORDING FEE
PAID \$ 2.50

REAL PROPERTY MORTGAGE BOOK 1378 PAGE 489 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS BILLY IRBY RENA IRBY 11 Knox Street Greenville, S.C. 29605		GREENVILLE CO. S. C. SEP 23 4 28 PM '76 DONNIE S. TANKERSLEY R.M.C.	MORTGAGEE C.I.T. FINANCIAL SERVICES ADDRESS: 10 West Stone Avenue Greenville, S.C. 29602
LOAN NUMBER	DATE 9-16-76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 9-22-76	NUMBER OF PAYMENTS 60
AMOUNT OF FIRST PAYMENT \$ 69.00	AMOUNT OF OTHER PAYMENTS \$ 69.00	DATE FINAL PAYMENT DUE 9-22-81	DATE DUE EACH MONTH 22
			DATE FIRST PAYMENT DUE 10-22-76
			TOTAL OF PAYMENTS \$ 4140.00
			AMOUNT FINANCED \$ 2957.15

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 situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as the major portion of Lot No. 92 as shown on a plat of Glendale Heights of record in the Office of the RMC for Greenville County in Plat Book KK, Page 143, and being more specifically shown on a plat entitled Property of Everett P. McCartt of record in the Office of the RMC for Greenville County in plat Book TT, Page 37 reference to said latter plat being oraved for a metes and bounds description thereof:

This being the same propey conveyed to BILLY IRBY AND RENA IRBY by Everett P. McCartt and Lena McCartt, by deed dated 17th day of April 1972 and recorded in the RMC Office on March 17, 1972 for Greenville County in deed book 941 Page 222.

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. Mortgagee 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

S. A. Smith
(Witness)

Billy Irby (LS)

Green
(Witness)

Mrs. Rena M. Irby (LS)

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

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