

REAL PROPERTY MORTGAGE

BOOK 1380 PAGE 195 ORIGINAL

FILED

NAMES AND ADDRESSES OF ALL MORTGAGORS Behampton H. Landreth Doris H. Landreth 25 Third St. Woodside Mills Greenville, S.C. 29611		GREENVILLE CO.	MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: C.I.T. Financial Services 10 West Stone Ave. Greenville, S.C. 29602		
LOAN NUMBER	DATE 10-8-76	DATE FINANCE CHARGE BEGINS TO ACCRUE 10-13-76	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 13	DATE FIRST PAYMENT DUE 11-13-76
AMOUNT OF FIRST PAYMENT \$ 92.00	AMOUNT OF OTHER PAYMENTS \$ 92.00	DATE FINAL PAYMENT DUE 10-13-81	TOTAL OF PAYMENTS \$ 5520.00	AMOUNT FINANCED \$ 3515.50	

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

herein situated in South Carolina, County of GREENVILLE  
 ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING ON THE SOUTH-EASTERN SIDE OF THIRD STREET NEAR THE CITY OF GREENVILLE, IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, AND KNOWN AND DESIGNATED AS LOT NO. 98, SECTION "A" OF A PLAT OF PROPERTY OF WOODSIDE MILLS, PLAT OF WHICH IS RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK "W", PAGES 111 THROUGH 117, SAID LOT HAVING SUCH METES AND BOUNDS AS SHOWN THEREON.

This being the same property conveyed to BEHAMPTON H. LANDRETH & DORIS H. LANDRETH by BOYCE M. AND MARY P. COLLINS by deed dated the 5-5-69 and recorded in the RMC Office for Greenville County recorded on 5-6-69 in deed book 867 at page 377.

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

*Jennifer Tripp*  
 (Witness)

*J. J. Well*  
 (Witness)

*Behampton H. Landreth* (L.S.)

*Doris H. Landreth* (L.S.)