

ORIGINAL

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NAMES AND ADDRESSES OF ALL MORTGAGORS <b>Morris Lee Reeves</b> <b>Charlene Reeves</b> 101 Leake Street Mauldin, South Carolina 29204		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Ln P. O. Box 5758 Sta. B. Greenville, S. C. 29606			
LOAN NUMBER	DATE 10/6/76	DATE FIRST PAYMENT DUE TO ACCRUE # OF CLOSING COSTS \$125.00	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
AMOUNT OF FIRST PAYMENT \$125.00	AMOUNT OF OTHER PAYMENTS \$125.00	DATE FINAL PAYMENT DUE 10/12/81	TOTAL OF PAYMENTS \$7500.00	AMOUNT FINANCED \$5140.22	

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**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 lot of land lying and being in the County of Greenville, State of South Carolina, and shown as Lot 67 on a plat of Bishop Heights Subdivision, recorded in the R.M.C. Office for Greenville County, in Plat Book "BBB", page 171 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Leake Street at the joint front corner of Lots 66 and 67 and running thence with joint line of said Lots N. 64-18 W. 200 feet to an iron pin; thence N. 25-42 E. 105.3 feet to an iron pin on the southern side of Bishop Drive; thence with the said side of said Bishop Drive S.87-93 E. 175.9 feet to an iron pin; thence with the curve of the intersection of Bishop Drive and Leake Street, the chord of which is 264.1 E. 36.8 feet to an iron pin on the western side of Leake Street; thence with the said Street S.25-42 W. 124.2 feet to an iron pin, the point of beginning.

This being the same property conveyed to Morris Lee Reeves & Charlene Reeves by Leake & Garrett, Inc by Deed dated 23 Day, June, 1967 and recorded in the R.M.C. Office for Greenville County, recorded on 30 Day, June, 1967, in Deed Book 822 at Page 614. Mortgagor agrees to pay the indebtedness as herein before provided. 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 such insurance in Mortgagee's own name, and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand, 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.

After Mortgagor has been in default for failure to make a required instalment for 10 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 20 days after such notice is sent. If Mortgagor shall fail to cure such default in the manner stated in such notice, or if Mortgagor cures the default after such notice is sent but defaults with respect to a future instalment by failing to make payment when due, or if the prospect of payment, performance, or realization of collateral is significantly impaired, the entire balance, less credit for unearned charges, shall, at the option of Mortgagee, become due and payable, without notice or demand. Mortgagor agrees to pay all expenses incurred in realizing on any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagor's spouse hereby waive all marital rights, homestead exemption and any other exemption under South Carolina law.

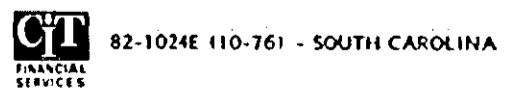
This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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 Plawne (Witness)

Morris Lee Reeves (LS)  
Charlene Reeves (LS)



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