

FILED
 GREENVILLE, CO. S.C.
 REAL PROPERTY MORTGAGE

ORIGINAL

20 3 55 PM '76

NAMES AND ADDRESSES OF ALL MORTGAGORS Fred Z. Hensley Dianne R. Hensley 1009 Edgemont Avenue Greenville, S.C. 29608		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: P. O. Box 2423 Greenville, S.C. 29602			
DONNIE S. TANKERSLEY R.H.C.		BOOK 1380 PAGE 975			
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
	10-15-76	10-20-76	60	20	11-20-76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 130.00	\$ 130.00	10-20-81	\$ 7800.00	\$ 5345.83	

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 of 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, together with buildings and improvements situate, lying and being on the Southwestern side of Edgemont Avenue Extension, in Greenville County, being shown and designated as Lot No. 20 on Plat of CEDAR LANE GARDENS, dated August 27, 1955, and recorded in the RMC Office for Greenville County, S.C. in Plat Book 60, page 139, reference to which is hereby craved for the metes and bounds thereof.

The above described property is the same conveyed to the Grantor by deed of George H. Dickert recorded in the RMC Office for Greenville County, S.C. in Deed Book 834, page 475, and is hereby conveyed subject to rights of way, easements, roadways and building restrictions of public record.

This being the same property conveyed to Fred Z. Hensley and Dianne R. Hensley by Lindsey Builders, Inc. by deed dated the 13th day of August, 1968 and recorded in the RMC Office of Greenville County recorded on August 14, 1968 in deed book 850 at page 276.

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

L. A. Smith
 (Witness)

J. A. O'Neil
 (Witness)

Fred Z. Hensley (L.S.)

Dianne R. Hensley (L.S.)

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

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