



BOOK 1382 PAGE 455 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS William Mattison Connie T. Mattison Route #3 Pelzer, 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 11/4/76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF DISBURSEMENT 11/4/76	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 12/10/76	DATE FIRST PAYMENT DUE 12/10/76
AMOUNT OF FIRST PAYMENT \$120.00	AMOUNT OF OTHER PAYMENTS \$ 120.00	DATE FINAL PAYMENT DUE 11/10 81	TOTAL OF PAYMENTS \$ 7200.00	AMOUNT FINANCED \$ 4934.61	

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 Greenville County South Carolina, on the northerly side of Woodville-Pelzer Road and having according to a plat prepared by Carolina Engineering and Surveying Company, September 16, 1969 and recorded in the R.M.C. Office for Greenville County in Plat Book _____, page _____, the following metes and bounds, to-wit:

BEGINNING AT an iron pin in the center of Woodville-Pelzer Road in line of property now or formerly of Scott and running thence N. 41-0 W. 383.3 feet to an iron pin; thence S. 69-0E. 284 feet to an iron pin; thence S/ 76-30 E. 100 feet to an iron pin, thence S. 15-50 E. 128 feet, more or less, to a point in the center of Woodville-Pelzer Road S. 74-10 W. 150 feet to the point of beginning.

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void. This being the same property conveyed to William Mattison and Connie T. Mattison by John Henry & Kaunadio Degen by Deed dated 30 Day Sept. 1969 and recorded in the R.M.C. Office for Greenville County, recorded 30 Day Sept. 1969 in Deed Book 878 at page 677.

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

John R. Payne
(Witness)
Ray P. Lowe
(Witness)

William Mattison (LS)
(William Mattison)
Connie T. Mattison (LS)
(Connie T. Mattison)

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