

BOOK 1382 PAGE 651 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGOR Hovey Ray Holcombe Doris B. Holcombe 302 Welcome Avenue Greenville, S.C.		REAL PROPERTY MORTGAGE FILED NOV 10 1976 DENNIS S. JANKERSLEY R.M.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, South Carolina 29606	
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	11-08-76	11-12-76	72	12	12-12-76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$66.00	\$66.00	11-12-82	\$ 4752.00	\$ 3042.62	

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 lot of land with improvements lying in the southeastern side of Welcome Avenue in Greenville County, South Carolina being shown as Lot No. 9, Section 1 on a Plat of Oak Crest made by C.C. Jones and Associates, Engineers, dated January, 1955 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book GG, Page 110 and 111. This property is 70 feet wide and 150 feet deep.

This above described property is the same conveyed to the grantor herein by deed of H.B. Gilstrap recorded in the RMC Office, for Greenville County, South Carolina in Deed Book 777 page 466 and is hereby conveyed subject to easements and building restrictions of public record. This being the same property conveyed to Hovey Ray Holcombe and Doris B. Holcombe by Dempsey Construction Co., deed dated 29th day Oct, 1965 and recorded in the RMC Office for Greenville County recorded on 1st November 1965 in Deed Book 785 at page 245.

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 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

<p><i>Brenda B. Davis</i> (Witness)</p> <p><i>Ray P. Howell</i> (Witness)</p>	<p><i>Hovey Ray Holcombe</i> (L.S.) Hovey Ray Holcombe</p> <p><i>Doris B. Holcombe</i> (L.S.) Doris B. Holcombe</p>
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