



REAL PROPERTY MORTGAGE No. 1385 PAR 481 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Joel T. Hendrix Linda D. Hendrix 4 Bramble Court Greenville, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
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
	12-15-76	12-20-76	108	20	1-20-77
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 176.00	\$ 176.00	12-20-85	\$ 19008.00	\$ 10042.66	

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 located in Greenville County, South Carolina, being known and designated as Lot No. 122 as shown on a plat of Dove Tree subdivision made by Piedmont Engineers and Architects, surveyors, recorded in the Greenville County, R.M.C. Office in Plat Book 4X at page 21, and having the following metes and bounds, to-wit:

BEGINNING at apoint on the northern side of Bramble Court and running thence with the joint line of Lot Bos 122 and 12 N. 16-38 W. 162.9 ft. to apoint; thence N. 47-30 E. 65 ft to a point; thence N. 56-37 E. 32.6 ft. to the joint rear corner of Lot Nos. 119, 122 and 147; thence S. 76-04 E. 87 ft. to a point, the joint corner of Lot Nos. 119, 120 and 122; thence S. 13-51 E. 250 ft. to a point on the northern side of Bramble Court; thence with the Cul-de-sac of Bramble Court N. 76-04 W. 10ft; thence N. 27-14 W. 30 ft; thence N. 65-13 W. 35 ft to the point of beginning.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. This conveyance is subject to all easement, restrictions, rights of way, zoning ordinances and maps or records. 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 Joel T. and Linda D. Hendrix by Distinctive Home Inc. deed dated 12th day of March 1975 and recorded in the R.M.C. Office for Greenville County recorded on 12th day March 1975 in deed book 1015 at page 495.**

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.

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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. The legal interest at the highest lawful rate of interest permitted 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.

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After Mortgagor has been in default for failure to make a required installment for 30 days in arrears, Mortgagee may give notice to Mortgagor of his right to cure such default within 30 days after such notice is sent. If Mortgagor fails to cure such default in the manner stated in such notice or if Mortgagor cures the default after such notice is sent, then, with respect to all future installments to be made, performance, or redemption of all other obligations, 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 Mortgagee's spouse hereby waive all marital rights, homestead, and other rights and claims in the above described real estate 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

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MA
Brenda L. Harris (Witness)
John Ruffing (Witness)

Joel T. Hendrix (L.S.)
Linda D. Hendrix (L.S.)

CIT 82-1024E (10-76) SOUTH CAROLINA

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