

REAL PROPERTY MORTGAGE

1385 483 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Jerry R. Pearson Shirley N. Pearson 204 Sellwood Circle Simpsonville, S.C. 29688		FILED GREENVILLE CO. S. C. DEC 17 4 00 PM '76 DONNIE S. TANKERSLEY R.M.C.	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P.O. Box 2423 Greenville, S.C. 29606		
LOAN NUMBER	DATE 12-16-76	DATE NAME CHANGE BEGINS TO APPEAR IF OTHER 12-21-76	NUMBER OF PAYMENTS 84	DATE DUE EACH MONTH 24	DATE FIRST PAYMENT DUE 1-21-77
AMOUNT OF FIRST PAYMENT \$ 128.00	AMOUNT OF OTHER PAYMENTS \$ 128.00	DATE FINAL PAYMENT DUE 12-21-83	TOTAL OF PAYMENTS \$ 10752.00	AMOUNT FINANCED \$ 6444.45	

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 the buildings and improvements thereon situate on the north side of Seminole Drive and the west of Sellwood Circle., near the Town of Simpsonville, Austin Township Greenville County, South Carolina being shown as Lot 65 on Plat of Section 1 of Westwood Subdivision, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-F at Page 21 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Seminole Drive at the joint corner of Lots 65 and 66; and runs thence along the line of Lot 66 N. 2-56 W. 156.2 feet to an iron pin; thence along the line of the Lots 63 and 64 S. 83-00 E. 130 feet to an iron pin on the west side of Sellwood Circle; thence along the west side of Sellwood Circle S. 3-20 E. 125 feet to an iron pin at the intersection of Sellwood Circle and Seminole Drive; thence with the intersection of said Circle and Drive S. 43-22 W. 34.2 feet to an iron pin on the north side of Seminole Drive; thence along the north side of Seminole Drive N. 89-56 W. 25.45 feet to an iron pin;

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.

thence continuing along the north side of Seminole Drive N. 83-21 W. 80 feet to the beginning of the corner.

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, with bear interest at the higher rate first 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.

After Mortgagor has been in default for 30 days to make a required installment for 30 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 10 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 default with respect to a future installment by failing to make payment when due, or if the prospect of payment, performance, or realization of collateral is significantly impaired, the entire balance and interest for unpaid charges, shall, at the option of Mortgagee, become due and payable without notice or demand. Mortgagor agrees to pay all expenses incurred in realizing in any security interest including reasonable attorney's fees as permitted by law.

This being the same property conveyed to Jerry R. Pearson and Shirley N. Pearson by Builders & Developers, Inc. by deed dated the 4 day of June 1970 and recorded in the RMC Office for Greenville County recorded on June 4, 1970 in deed book 891 at Page 435.

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

S. A. Amick
(Witness)

J. A. O'Neil
(Witness)

Jerry R. Pearson (LS)
Shirley Pearson (LS)