

FILED
GREENVILLE CO. S.C.
REAL PROPERTY MORTGAGE BOOK **1385** PAGE **485** ORIGINAL
 DEC 17 4 00 PM '77

NAMES AND ADDRESSES OF ALL MORTGAGORS		MORTGAGEE: CIT. FINANCIAL SERVICES INC			
William R. Swann also known as William Jane Swann Route 2 Box 391 Travelers Rest, S.C. 29690		ADDRESS: P.O. Box 2423 Greenville, S.C. 29602			
LOAN NUMBER	DATE	DATE FINANCIAL CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
27422	12-16-76	12-21-76	36	21	1-21-77
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 36.00	\$ 36.00	12-21-79	\$ 1296.00	\$ 1023.98	

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 certain piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, beginning at a point on a center line of Stoney Valley Road where the center line of the west entrance at a of Sentell Circle Road intersections; thence N. 27-10 W. 25 feet to the beginning point on the Northern margin of Stoney Valley Road; thence N. 63-20 E. 125 feet along the Northern margin of said Road to an iron post; thence N. 8-15 W. 90 feet to an iron stake; thence N. 23-45 feet to an iron stake; thence S. 51-30 W. 162.3 feet to an iron stake; thence S. 27-10 E. 135 feet to the point of beginning.

This being the same property conveyed to William R. Swan and Jane Swan by Grover Capps

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever, by deed dated the 10-23-68 and recorded in the REC Office for Greenville County recorded on

11-6-68 in deed book 1108 at Page 440

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. In demand shall bear interest at the highest lawful rate, if not prohibited by law, shall be collectible hereunder on the above described real estate, and may be entered and collected in the same manner as the other debt hereby secured.

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

Mortgagor and Mortgagor's heirs, assigns, personal representatives, and all other persons claiming by, through, or 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

S. A. Smith
(Witness)

E. J. O'Neil
(Witness)

William R. Swann (LS.)
Jane Swann (LS.)

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