

REAL ESTATE MORTGAGE 1387 PAGE 629 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Sherman M. Rochester Mary M. Rochester Route #2 Greenville, S. C.		JAN 19 1977 H.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. 115 Liberty Lane P. O. Box 5743 Sta. 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
	1/17/77	1/21/77	81	21st	2/21/77
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 128.00	\$ 128.00	1/21/81	\$ 10752.00	\$ 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 piece, parcel or lot of land on Hunts Bridge Road in School District Old 10-B, State of South Carolina, County of Greenville, known as and being a part of the property conveyed to the Grantor by deed of Charles J. Spillane, dated August 15, 1956, & recorded in Book 539, page 293, & being more particularly described according to a plat and survey made by Walter L. Davis, Reg. No. 1261, dated May 19, 1970, with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Hunts Bridge Road, adjoining other property of Grantor and running thence with the western side right-of-way of Hunts Bridge Road N. 10-30 W. 278 feet to an iron pin on the western side of Hunts Bridge road, adjoining property of Warner and Raymond Hunt; thence S. 62-15 W. 189 feet to an iron pin, the beginning corner, containing 85/100 acres, more or less.

Mortgagor agrees to pay the indebtedness as herein before provided. This mortgage shall become null and void if the mortgagor fails to pay the indebtedness as herein before provided. Mortgagor agrees to pay the indebtedness as herein before provided. Mortgagor agrees to pay the indebtedness as herein before provided. Mortgagor agrees to pay the indebtedness as herein before provided. 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

Rebecca Duwall
(Witness)
Ray T. Howe
(Witness)

Sherman M. Rochester (LS)
(Sherman M. Rochester)
Mary M. Rochester (LS)
(Mary M. Rochester)



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