REAL PROPERTY MORTGAGE BOOK 1389 PAGE 65 ORIGINAL

FILED
GREENVILLE CO. S. C.
FEB 11 1 14 PM '77
DONNIE S. TANKERSLEY
R.M.C.

NAMES AND ADDRESSES OF ALL MORTGAGORS	MORTGAGEE: C.I.T. FINANCIAL SERVICES INC
George L. Paris Phyllis Paris Rt 2 Fewbridge Rd. Taylors, S.C. 29687	ADDRESS: 10 W. Stone Ave. Greenville, S.C. 29602

LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF LOAN	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
27494	2/9/77	2/14/77	84	14	3/14/77
AMOUNT OF FIRST PAYMENT	**AMOUNT OF OTHER PAYMENTS**	**DATE FINAL PAYMENT DUE**	**TOTAL OF PAYMENTS**		**AMOUNT FINANCED**
$ 114.00	$ 114.00	2/14/84	$ 9576.00		$ 5759.99

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Highland Township, lying on the north side of Few's Bridge Road and about one mile southwest from Few's Chapel Methodist Church, and being all of the remainder of Tract No. 1 on a plat of property made for the J. M. Paris Estate by T. T. Dill, Surveyor, dayed September 1940, recorded in the R.M. C. Office for Greenville County, and having the following courses and distances, to-wit:

Beginning at a point (stake in the center of the Few's Bridge Road,) and in the line of Tract No. 3 on said plat, the northeast corner of Tract No. 2 and runs thence with the line of Tract

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

No. 3, N. 14-30 W. 325 feet; thence N. 5-05 W. 231 feet; thence N. 46-10 E. 476 feet to a

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

stone; thence N. 38-00 W. 906 feet to point in the South Tyger River; thence up the meanders

Mortgagor agrees to pay the indebtedness as herein before provided.

of said river about 700 feet to a point on the west bank of said river; thence S. 46-45 W. 890

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.

feet to iron pin; thence S. 26-30 E. 496 feet to a stone; thence S. 15-45 W. 1074.7 feet to an

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.

iron pin; thence S. 76-45 E. 262 feet to an iron pin; thence S. 18-15 E. 118.8 feet to an

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.

iron pin on Few's Bridge Road; thence N. 69 E. 191.4 feet; thence N. 69 E. 205.1 feet to an

Mortgagor and Mortgagor's spouse hereby waive all marital rights, homestead exemption and any other exemption under South Carolina law.

iron pin; thence S. 43-15 E. 104.3 feet to center of Few's Bridge Road; thence with Road, N.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

81 E. 645 feet to beginning, containing 49 acres, more or less. This being the same property

In Witness Whereof, I(we) have set my(our) hand(s) and seal(s) the day and year first above written.

conveyed to George L. Paris by Samuel D. Paris by deed dated the 12th day of February 1959

Signed, Sealed and Delivered in the presence of

and recorded in the RMC Office for Greenville County recorded on March 2nd, 1959 in deed book 621 at page 127.

S. A. Smith (Witness) — x George L. Paris (LS.)

Veorwin (Witness) — Phyllis Paris (LS.)

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

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