



BOOK 1397 PAGE 921 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Sammy S. Keller Sandra D. Keller 9 Parkhurst Avenue Greenville, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 14 Liberty Lane P. O. Box 5753 Sta. B. Greenville, S. C. 29606			
LOAN NUMBER	DATE 5/16/77	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF ADVANCEMENT 5/20/77	NUMBER OF PAYMENTS 48	DATE DUE EACH MONTH 20th	DATE FIRST PAYMENT DUE 5/20/77
AMOUNT OF FIRST PAYMENT \$120.00	AMOUNT OF OTHER PAYMENTS \$120.00	DATE FINAL PAYMENT DUE 5/20/81	TOTAL OF PAYMENTS \$5760.00	AMOUNT FINANCED \$4230.26	

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 Greenville

herein, situated in South Carolina, County of Greenville, State of South Carolina on the Northern side of Parkhurst Avenue (Formerly Park Avenue) being known and designated as Lot 120 of Piedmont Park as shown on a plat entitled Property of Harry Rudolph Crocker, prepared by T. C. Adams, Engineer, dated December 13, 1955 and being more particularly described, according to said plat, by the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Parkhurst Avenue at the joint front corner of Lots 119 and 120 and running thence S. 5808 E. 105 feet to an iron pin at the joint corner of Lots 120 and 121; thence along the common line of said lots N. 31-52 E. 240 feet to the joint rear corner of Said lots; thence along the rear line of Lot 120 N. 58-08 E. 105 feet to an iron pin at the joint rear corner of Lot 119 and 120; thence along the common line of said lot

S. 18-52 E. 240 feet to the joint front corner of Lot 120 and 121. This being the same property conveyed to Sammy S. Keller and Sandra D. Keller by Will of Harry R. Crocker, dated and recorded on 22nd Day November 1972 and recorded in the R.M.C. Office for Greenville County, recorded on 22nd Day November 1972 in Deed Book 061 of Page 37. 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

Witnesses: Rebecca Howell, Ray P. Crowe

Mortgagors: Sammy S. Keller, Sandra D. Keller