

REAL PROPERTY MORTGAGE **140** **891** ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS John Grindstaff Jr. Olenda Grindstaff 6 Jacob Rd. Greenville, S.C. 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 10 W. Stone Ave Greenville, S.C., 29602	
LOAN NUMBER 27724		DATE 7/20/77	
AMOUNT OF FIRST PAYMENT \$ 98.00		AMOUNT OF OTHER PAYMENTS \$ 98.00	
DATE FIRST PAYMENT DUE 8/20/77		DATE FINAL PAYMENT DUE 7/20/81	
NUMBER OF PAYMENTS 48		DATE DUE EACH MONTH 20	
TOTAL OF PAYMENTS \$ 4704.00		AMOUNT FINANCED \$ 3224.11	

FILED  
 GREENVILLE CO. S.C.  
 JUL 22 3 04 PM '77  
 DONNIE S. TANKERSLEY

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 of 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, S.C.

All these lots of land in the county of Greenville, state of South Carolina, known and designated as Lots Nos. 65 & 66 on plat of C.O. Berry property recorded in plat book X page 29 of the RMC Office for Greenville County, S.C., said lot being triangular in shape and located at the intersection of Hillcrest Drive & Jacobs Road (formerly Cross Road).

This is the same lots conveyed to grantors by J.C. Porter by deed recorded Dec. 28, 1956 in deed vol. 567 page 519 of the RMC Office for Greenville County, S.C. and is conveyed subject to any recorded easements or rights of way.

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

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

Mortgagor agrees to pay the indebtedness as herein before provided.

Mortgagor agrees to pay all taxes, fees, 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 installment 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 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, 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

*Janice Tripp*  
 (Witness)  
*[Signature]*  
 (Witness)

*John Grindstaff Jr.* (L.S.)  
*Olenda Grindstaff* (L.S.)