

REAL PROPERTY MORTGAGE

1408-504 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS William R. Alexander Judy Y. Alexander 225 Whittlin Way Taylors, S.C. 29687		MORTGAGEE C.I.T. FINANCIAL SERVICES ADDRESS: 10 W. Stone Ave. Greenville, S.C. 29602			
LOAN NUMBER 27774	DATE 8-29-77	DATE FINANCE CHARGE BEGINS TO ACCRUE 8-29-77	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 29	DATE FIRST PAYMENT DUE 9-29-77
AMOUNT OF FIRST PAYMENT \$ 237.00	AMOUNT OF OTHER PAYMENTS \$ 237.00	DATE FINAL PAYMENT DUE 8-29-87	TOTAL OF PAYMENTS \$ 28,440.00	AMOUNT FINANCED \$ 15,264.09	

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, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 109 of a subdivision known as Pebble Creek, Phase I as shown on plat thereof prepared by Enwright Associates, Engineers, dated October 1973, and recorded in the RVC Office for Greenville County in Plat Book 5-D, page 1 through 5 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the edge of a turnaround at the end of Whittlin Way, Joint front corner of Lots 109 and 110, and running thence along the joint line of said lots, S. 46-07 E. 136.0 feet to an iron pin on the northern edge of a 200-foot Duke power Company right-of-way; thence along the northern edge of said right-of-way, S. 53-01 W. 270.0 feet to an iron pin on a 50-foot right-of-way for a water main; thence along the joint line of Lots 108 and 109, following the center of a utility easement, N. 17-00 E. 261.53 feet to an iron pin on the aforesaid turnaround; thence following the curvature of said turnaround, the chord being

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 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 insurance in Mortgagee's own name, and such payments and expenditures for insurance 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.

Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

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

H. M. Chamber
(Witness)

William R. Alexander (L.S.)

Arcerum
(Witness)

Judy Y. Alexander (L.S.)

CIT FINANCIAL SERVICES 82-1024D (10-72) - SOUTH CAROLINA

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