

REAL PROPERTY MORTGAGE

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS John F. Kuykendall Brenda Kuykendall 4 Trebblewood Court Simpsonville, S.C. 29681		MORTGAGEE: CITI FINANCIAL SERVICES, INC. 1416 719 ADDRESS: 10 N. Stone Ave. Greenville, S.C. 29602			
LOAN NUMBER 27912	DATE 11-22-77	DATE FIRST PAYMENT DUE 11-25-77	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 25	DATE FIRST PAYMENT DUE 12-25-77
AMOUNT OF FIRST PAYMENT \$ 125.00	AMOUNT OF OTHER PAYMENTS \$125.00	DATE FINAL PAYMENT DUE 11-25-82	TOTAL OF PAYMENTS \$7500.00	AMOUNT FINANCED \$ 5140.22	

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, together with all buildings and improvements thereon, situate, lying and being on the western side of Trebblewood Court, in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, and being shown and designated as Lot No. 327 on a plat of WESTWOOD, Section 4, on plat prepared by Piedmont Engineers & Architects, dated June 7, 1972 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-R, page 30, reference to which is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the grantors herein by deed of James P. Simmons recorded in Deed Book 996, page 400, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

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

Gary W. Cooper
(Witness)

Beverly Gadd
(Witness)

John F. Kuykendall (RS)

Brenda Kuykendall (RS)

CIT 82-1024D (10-77) - SOUTH CAROLINA
FINANCIAL SERVICES

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