

REAL PROPERTY MORTGAGE 1418 110 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Robert L. Pitts wendolyn H. Pitts 217 Fleetwood Dr. Greenville, S.C. 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 10 W. Stone Ave. Greenville, S.C. 29602			
LOAN NUMBER	DATE	DATE FIRST PAYMENT DUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
27553	12-12-77	12-16-77	60	14	1-16-78
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 125.00	\$ 125.00	12-16-82	\$ 7500.00	\$ 5140.22	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (or, 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, with the buildings and improvements thereon, in the County of Greenville, State of South Carolina, being known as lot No. 12, Varnolia Acres, as shown on a plat thereof recorded in the SMC Office for Greenville County, South Carolina, in Plat Book 22, Page 133.

Being the same property conveyed to the Secretary of Housing and Urban Development by Deed of Frank E. McCowan, Jr., as Master, dated September 5, 1974, recorded in the SMC Office for Greenville County on September 6, 1974, in Book 1006, Page 315.

This being the same property conveyed to Robert L. Pitts and Wendolyn H. Pitts by Carla A. Hills by deed dated 12-3-75 and recorded in the SMC Office on 12-3-75 recorded in deed book 1028 at page 21.

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) hands and seals the day and year first above written.

Signed, Sealed, and Delivered in the presence of

*Larry W. Cooper*  
(Witness)

*Jennifer D. Currie*  
(Witness)

*Robert L. Pitts* R.S.

*Wendolyn H. Pitts* R.S.