

REAL PROPERTY MORTGAGE BOOK 1418 PAGE 695 ORIGINAL

RECORDED
 DEC 15 1977
 R.M.C.
 GREENVILLE, S.C.

NAMES AND ADDRESSES OF ALL MORTGAGORS Henry A. Hester Elizabeth R. Hester Route 5 Rutherford Road Greenville, S.C. 29609		MORTGAGEE: CIT FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station 3 Greenville, S.C. 29606			
LOAN NUMBER 26830	DATE 12-13-77	DATE FIRST PAYMENT DUE 12-17-77	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 17	DATE FIRST PAYMENT DUE 1-17-78
AMOUNT OF FIRST PAYMENT \$76.00	AMOUNT OF OTHER PAYMENTS \$ 76.00	DATE FINAL PAYMENT DUE 12-17-82	TOTAL OF PAYMENTS \$ 4560.00	AMOUNT FINANCED \$ 3125.25	

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 of that lot of land in the County of Greenville, State of South Carolina, near Greenville, S.C. shown as Lot 15 and a part of Lot 14 on plat of P.L. Bruce & C.O. Berry recorded in the R.M.C. Office for Greenville County in Plat Book J, at page 54, and also known in Plat Book 4-H, at page 55, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Old U.S. Highway 29 (Chick Springs Road) at the corner of Lot No. 16, which iron pin is situate 312 feet southwest of the intersection of Scenic Drive, and running thence along Old U.S. Highway 29, S 54-55 W 75 feet to an iron pin; thence N 35-50 W 175 feet to an iron pin; thence N 54-15 E 75 feet to an iron pin; thence S 35-50 E 175.8 feet to the point of beginning.

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, 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 thereunder on the above described real estate and may be enforced and collected in the same manner as the other debt hereby secured.

After Mortgagee has been in default for failure to make a required installment for 30 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 30 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

Sandra [Signature]
Ray Phoume
 (Witness)

Henry A. Hester
 Henry A. Hester (RSJ)
Elizabeth R. Hester
 Elizabeth R. Hester (RSJ)



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