

REAL PROPERTY MORTGAGE

BOOK 1422 PAGE 350 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Hugh Leonard Childress Carolyn F. Childress 15 Savannah Drive Greenville, SC 29611		MORTGAGEE C.I.T. FINANCIAL SERVICES ADDRESS 10 West Stone Ave. Greenville, SC 29602			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
28064	01/31/78	Feb. 6, 1978	72	06	03/06/78
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 174.00	\$ 174.00	02/06/84	\$ 12528.00	\$ 8021.45	

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 in the County of Greenville, State of South Carolina on the south side of Savannah Street (formerly Summit Avenue) and being known and designated as Lot 14 on plat of property of Knox L. Haynsworth Trustee, made by Dalton & Yeves, May 1941, recorded in the RMC Office for Greenville, S.C., in Plat Book L. Page 177, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Savannah Street at the joint corner of Lots 14 and 15 and runs thence along the line of Lot 15 S. 34-00 W. 285.3 feet to and iron pin; thence along the line of Lot 7 N. 58-30 W. 100 feet to an iron pin; thence along the line of Lot 13 N. 34-00 E. 284.5 feet to an iron pin on the south side of Savannah Street; thence along Savannah Street S. 58-58 E. 100 feet to the beginning corner.

This is the same property conveyed to the Grantor by deed of Sarah T. Frazier dated December 18, 1964, recorded in the RMC Office for Greenville, S.C. in Deed Book 764, Page 25.

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

Beverly Ladd
(Witness)

*2.3001
[Signature]*
(Witness)

Hugh Leonard Childress (LS.)

Carolyn F. Childress (LS.)

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

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