

NAMES AND ADDRESSES OF ALL MORTGAGORS Wilbur B. Califf Ruby Lee B. Califf 16 Old Grove Road Greenville, SC 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: CIT FINANCIAL SERVICES 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
28157	03/23/78	03/28/78	72	28	04/28/78
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 200.00	\$ 200.00	03/28/84	\$ 14400.00	\$ 9220.06	

**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

Wilbur B. Califf and Ruby Lee B. Califf, their heirs and assigns, forever;  
 All that certain piece, parcel or lot of land with the buildings and improvements thereon situated lying and being on the East side of Old Grove Road, near the City of Greenville, in Gantt Township, Greenville County, S.C., being shown as Lot 1 on Plat of Fresh Meadow Farms, made by M.H. Woodward, May 12, 1945, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book V, page 127, and having according to said plat and a recent survey made by R.E. Dalton, Engineer, August 25, 1947, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Old Grove Road at joint front corner of Lots 1 and 2, said pin also being 435 feet South from the Southeast corner of the intersection of Old Grove Road and High Valley Boulevard, and running thence with the line of Lot 2, S. 89-43 E. 250 feet to an iron pin; thence S. 0-07 W. 87 feet to an iron pin; thence N. 89-43 W. 250 feet to an iron pin on the East side of Old Grove Road; thence with the East side of Old Grove Road, N. 0-07 E. 87 feet to the beginning corner.

This property is conveyed subject to the restrictive covenants and building restrictions which are set forth in instrument dated July 9, 1945, recorded in the R.M.C. Office for Green-

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. McClenahan*  
 (Witness)

*Wilbur B. Califf* (L.S.)

*Lucy Lee B. Califf*  
 (Witness)

*Ruby Lee B. Califf* (L.S.)