

X-101-1581

REAL PROPERTY MORTGAGE
FILED
MAR 30 1978
DONNIE TAYLOR

BOOK 1427 PAGE 462 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Norwood Talley Thelma S. Talley Route 2 Talley Bridge Road Marietta, S.C. 29690		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29666			
LOAN NUMBER 26992	DATE 3-29-78	DATE FINANCE CHARGE BEGINS TO ACCRUE 3-29-78	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 29	DATE FIRST PAYMENT DUE 4-29-78
AMOUNT OF FIRST PAYMENT \$ 90.00	AMOUNT OF OTHER PAYMENTS \$ 90.00	DATE FINAL PAYMENT DUE 3-29-83	TOTAL OF PAYMENTS \$ 5400.00	AMOUNT FINANCED \$ 3700.96	

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 saluda Twp. Greenville County, State of South Carolina lying about 770 feet south of Talley's Bridges Road at Walnut Grove Baptist Church and containing Two and 26/100 acres, more or less, having the following metes and bounds: Beginnign at an iron pin, corner of Lot of Clarence and Ime Allison and running thence S. 1-30 E. 103.5 feet to iron on Raymond Talley's line; thence S. 63-45 E. 504.5 feet to a stone corner of lands of Grant C.D. Wilson and Talley; thence N. 15-12 W. 273 feet to iron pin; thence with L.H. Hall's line N. 31-20 W. 183 feet to iron pin; thence with Allison's line S. 71-45 W. 300.2 feet to beginnig corner. This lot is part of the same land conveyed to Bessie Cantrell by H. Y. Bridges deed recorded in R.M.C. Office for Greenville County in

Book L. Page 679. Derivation is as follows: Deed Book 611 at Page 237 Bessie Cantrell by deed dated 11-21-58
Mortgagor agrees to pay the indebtedness as herein before provided.

Mortgagor agrees to pay all taxes, fees, 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 hereunder on the above described real estate, and may be enforced and collected in the same manner as the other debt hereby secured.

After Mortgagor has been in default for failure to make a required installment for 10 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 20 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 Simpson
(Witness)
Larry W. Pope
(Witness)

Norwood Talley (LS)
Norwood Talley
Thelma S. Talley (LS)
Thelma S. Talley

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