



BOOK 1438 PAGE 511 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Robert Warren Brock Evelyn B. Brock 712 Grove Road Greenville, SC 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: 46 Liberty Lane PO Box 5758 Station B Greenville, SC 29606			
LOAN NUMBER 27166	DATE 07-17-78	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS 84	DATE DUE EACH MONTH 17	DATE FIRST PAYMENT DUE 8-17-78
AMOUNT OF FIRST PAYMENT \$ 225.00	AMOUNT OF OTHER PAYMENTS \$ 225.00	DATE FINAL PAYMENT DUE 07-17-85	TOTAL OF PAYMENTS \$ 18900.00	AMOUNT FINANCED \$ 12006.40	

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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lot No. 19 of Block "A", of Woodland Subdivision, property of Piedmont Corporation, as per plat made by Dalton & Neves, recorded in Plat Book "J", pages 70 and 71, R.M.C. Office for Greenville County, to which reference is hereby made complete description.

Beginning at an iron pin on Grove Road, which pin is 110.8 feet from the intersection of Grove Road and Henrydale Street, which pin is the joint front corner of lot 18 and 19, running thence with the joint line of said lot N 62-36 W 180 feet; thence along rear line of lots 19 & 20, N 27-24 E 100 feet to iron pin; thence S 62-36 E 180 feet to iron pin on Grove Road; thence with Grove Road S 27-24 W 100 feet to the beginning corner.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. This being the same property conveyed to Robert Warren Brock by Piedmont Corporation deed dated **3-27-46** and recorded in the R.M.C. Office for Greenville County recorded on **4-14-46** in Deed Book **289** at page **478**, 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 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

John R. Griffin
(Witness)

Robert Warren Brock (S)
Robert Warren Brock
Evelyn B. Brock (S)
Evelyn B. Brock

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