

REAL PROPERTY MORTGAGE

BOOK 1460 PAGE 616 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Corrie M. Reid #3 Speed Street Greenville, S.C. 29611		DONNIE G. TANKERSLEY R.M.C. <b>FILED</b> FEB 1 1979 AM 7, 8, 9, 10, 11, 12, 1, 2, 3, 4, 5, 6 PM		MORTGAGEE C.I.T. FINANCIAL SERVICES INC ADDRESS: 46 Liberty Lane P.O. Box 7752 Station B Greenville, S.C. 29606	
LOAN NUMBER 27469	DATE 1-30-79	DATE FIRST PAYMENT DUE 2-28-79	NUMBER OF PAYMENTS 64	DATE DUE EACH MONTH 30	DATE FIRST PAYMENT DUE 2-28-79
AMOUNT OF FIRST PAYMENT \$ 176.00	AMOUNT OF OTHER PAYMENTS \$ 176.00	DATE FINAL PAYMENT DUE 1-30-86	TOTAL OF PAYMENTS \$ 14784.00	AMOUNT FINANCED \$ 8861.12	

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 situated, lying and being in the County of Greenville State of South Carolina, being and known and designated as Lot No. 108, Section 2, of SUBDIVISION FOR VICTOR MONAGHAN MILLS, GREENVILLE, SOUTH CAROLINA, prepared by Pickell and Pickell, Engineers, dated December 20, 1948, recorded in the P.M.C. Office for Greenville County, S.C. in Plat Book S, Pages 179-184, reference to said plat being craved for a metes and bounds description thereof.

This conveyance is made subject to all restrictions, encumbrances and rights of way which may affect the property hereinabove described.

Derivation is as follows: Deed Book 982, Page 524 - James R. McClain 11/20/73.

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, 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 legal 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 hereto secured.

After Mortgagor 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 Mortgagee's spouse hereto 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

*Donna Simpson*  
(Witness)  
*Ray W. Cape*  
(Witness)

*Corrie M. Reid*  
Corrie M. Reid

(I.S.)

(I.S.)



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