

DONNIE S. TANKERSLEY

F | REAL PROPERTY MORTGAGE V. 1418 PAGE 413 BRANCH COPY

NAMES AND ADDRESSES OF ALL MORTGAGORS Samuel Roy Underwood Mary Underwood 44 Calhoun Drive Greenville, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606	
DATE: AUG 27 1979		DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION: 8-24-79	
LOAN NUMBER 27769	DATE 8-24-79	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 24
AMOUNT OF FIRST PAYMENT \$ 180.00	AMOUNT OF OTHER PAYMENTS \$ 180.00	TOTAL OF PAYMENTS \$ 17280.00	DATE FIRST PAYMENT DUE 9-24-79
	DATE FINAL PAYMENT DUE 08-24-87		AMOUNT FINANCED \$ 9714.62

**THIS MORTGAGE SECURES FUTURE ADVANCES -- MAXIMUM OUTSTANDING \$50,000**

The words "you" and "your" refer to Mortgagee. The words "I," "me" and "my" refer to all Mortgagors indebted on the note secured by this mortgage.

To secure payment of a note which I signed today promising to pay you the above Total of Payments and to secure all my other and future obligations to you, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and releases to you the real estate described below and all present and future improvements on the real estate, which is located in South Carolina, County of **Greenville**

All that piece, parcel or lot of land situate, lying and being on the Northern side of Calhoun Avenue near the City of Greenville, in the County of Greenville, state of South Carolina and known and designated as Lot No. 86 of the revised plat of Parker Heights, plat of which is recorded in the RMC Office for Greenville County in Plat Book P at Page 43 and according to said plat has the following metes and bounds to-wit: Beginnin at an iron pin on the northern side of Calhoun Avenue, joint corner of Lots 86 and 87 and running thence N59-15W 150 feet to an iron pin; running thence N30-45 E 50 feet to an iron pin joint rear corner of Lots 85 and 86; running thence with the joint line of said lots S59-15E 150 feet to an iron pin on the northern side of Calhoun Avenue; running thence with the northern side of said Avenue S30-45 W 50 feet to an iron pin, point of beginning. The Grantee herein assumes and agrees to pay that certain note and mortgage here to fore executed upto Modern Homes Construction Company which mortgages is recorded in the RMC Office for Greenville county in mortgage Book 894 at Page 331, which mortgage has a present balance of \$3,862.32. Derivation is as follows: Deed Book 752, Page 73, H.H. and Veatrice Underwood, by deed dated 6-26-64, recorded date 6-29-64.

If I pay the note secured by this mortgage according to its terms this mortgage will become null and void.

I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you on demand, will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other obligation secured by this mortgage.

If I am in default for failure to make a required payment for 10 days or more, you may send me a notice giving me 20 days to eliminate the default. If I do not eliminate the default in the manner stated in the notice, or if I eliminate the default after you send the notice but default on a future payment by failing to pay on schedule, or if my ability to repay my loan or the condition, value or protection of your rights in the collateral securing my loan is significantly impaired, then the full amount I owe, less any charges which you have not yet earned, will become due, if you desire, without your advising me.

I will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered  
in the presence of

*Sandra A. Simpson*  
(Witness)

*Laughn Cape*  
(Witness)

*Samuel Roy Underwood*  
SAMUEL ROY UNDERWOOD (LS.)

*Mary Underwood*  
MARY UNDERWOOD (LS.)

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