



BOOK 1531 PAGE 748 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Azalee Brooks Cox Route 3 White Horse Road Extension Travelers Rest, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER	DATE	DATE MORTGAGE BEGINS TO ACCRUE INTEREST (DATE OF TRANSACTION)	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
28445	1-27-81	2-2-81	84	02	3-2-81
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 82.00	\$ 82.00	2-2-88	\$ 6288.00	\$ 3901.45	

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

NOW, KNOW ALL MEN, that the undersigned (all, if more than one), to secure payment of a Promissory Note of even date from one or more of the above named Mortgagors to the above named Mortgagee in the above Total of Payments and all future and other obligations of one or more of the above named Mortgagors to Mortgagee, the Maximum Outstanding of 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 Bates Twp., Greenville County, State of South Carolina lying on the north side of the White Horse Road, shown as Lot No. #4 on Plat of Property of J. C. Brooks and Contains 9²/₁₀₀ Acre, and having the following Metes and Bounds:

BEGINNING in center of the White Horse Road 420 feet northeast of Grantors' southwest corner and running thence N 55-15 W. 290.4 feet to iron pin; thence N. 34-45 E. 150 feet to iron pin; thence S. 55-15 E. 280.7 feet to nail in center of White Horse Road thence along road S. 31-27 W. 150.3 feet to beginning corner. This lot is part of the same land conveyed to me by J. A. Pittman, deed recorded in R.M.C. Vol. 398 Page 274, also a small part of Tract owned as Collier Brooks. Derv. Deed Book 792, Page 484, J. C. Brooks, dated February 24, 1966.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

ALSO KNOWN AS: ROUTE 3 WHITE HORSE ROAD EXTENSION, TRAVELERS REST, S.C.

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. Mortgagee 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 instalment 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 instalment 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.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured hereby shall affect his respective obligations hereunder.

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
Anna G. Simpson
 (Witness)
John Ruffin
 (Mortgagor)

Azalee Brooks Cox (M.S.)
 AZALEE BROOKS COX
Willard D. Cox (M.S.)

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