

FILED  
GREENVILLE CO. S.C.  
REAL PROPERTY MORTGAGE

BOOK: 1596 PAGE: 479 ORIGINAL

MAR 3 9 14 AM '83

NAMES AND ADDRESSES OF ALL MORTGAGORS Roy A. Trotter Willene Trotter 110 Davis Street Greenville, S.C. 29609		MORTGAGEE: C.I.T. FINANCIAL SERVICES INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 29352	DATE 3-2-83	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 3-8-83	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 08	DATE FIRST PAYMENT DUE 4-8-83
AMOUNT OF FIRST PAYMENT \$ 200.00	AMOUNT OF OTHER PAYMENTS \$ 200.00	DATE FINAL PAYMENT DUE 3-8-93	TOTAL OF PAYMENTS \$ 24000.00		AMOUNT FINANCED \$ 11939.37

**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 together with building and improvements situate lying and being on the Eastern side of Davis Street in Greenville County South Carolina, being shown and designated as Lot No 43 on a plat of SANS SOUCI PARK recorded in the RMC Office for Greenville County, S.C. in Plat Book C page 158 reference to which is hereby craved for the metes and bounds thereof.

This conveyance is made subject to all easements, rights of way, reservation and restrictions of record and to all zoning laws and ordinances and to any state of acts an accurate survey of inspection of the premises would show, as a part of the consideration herein the grantee specifically agrees to assume and pay the balance due on the certain mortgage in favor of Collateral Investment Company.

Derivation is as follows: Deed Book 919, Page 151 James Arnold Trotter and Norma G. Trotter dated 6-29-71.

Also known as 110 Davis Street, Greenville, S.C. 29609

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

*S. A. Lujan*  
(Witness)

*Roy A. Trotter* (LS.)  
ROY A. TROTTER

*Willene M. Trotter*  
(Witness)

*Willene M. Trotter* (LS.)  
WILLENE TROTTER



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