

NAMES AND ADDRESSES OF ALL MORTGAGORS James Hoyt Sentell, Jr. Patricia B. Sentell Lenoir Lenoir, S.C.		MORTGAGEE C.I.T. FINANCIAL SERVICES ADDRESS Charleston, S.C.			
LOAN NUMBER 3066A	DATE 1-25-71	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS 81	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 1-5-71
AMOUNT OF FIRST PAYMENT \$ 156.00	AMOUNT OF OTHER PAYMENTS \$ 156.00	DATE FINAL PAYMENT DUE 5-5-81	TOTAL OF PAYMENTS \$ 12,101.00	AMOUNT FINANCED \$ 9791.61	

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 ~~XXXXXXXXXXXX~~ Greenville.
 All those certain pieces, parcels or lots of land, situate, lying and being on Mermaid Court in the County of Greenville, State of South Carolina, being known as Lots 1038, 1040, 1042 and 1044 on a plat of Jervey Sec. Lake Lanier Dev., Tryon, N.C., as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "G", at Page 35, and being more particularly described on a plat of Property of James Hoyt Sentell, Jr. and Patricia B. Sentell made by Carolina Engineering and Surveying Company, December 11, 1968, recorded in the RMC Office for Greenville County in Plat Book 222, at page 135, and having according to said plat the following metes and bounds, to-wit:

Beginning at a point on the southeastern side of West Lake Shore Drive at the curve of the intersection of said Drive and Mermaid Court and following the curvature thereof, the chord of which is S. 55-10E 23.3 feet, to a point on the Western side of Mermaid Court; thence running along said Mermaid Court S. 32-0E. 53' feet, to a point; S. 5-25 E.68 feet, to a point OIP; thence still following the curve of Mermaid Court, the chords of which are S. 36-0 W. 53.5 feet, to a point; S. 72-40 W54 feet, to a point OIP; N. 62-49W. 51 feet, to a point; N.24-05 W 54.2 feet, to a point OIP; N. 5-58 W 85 feet, to a point; N. 18-58 W. 63.7 feet, to a point; and N. 10-02 E. 26.3 feet to a point on the Southeastern side of West Lake Shore Drive; thence along West Lake Shore Drive N. 59-29 E 75.7 feet to the point of beginning.

This is the same property conveyed to the grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 797, at page 495, May 14, 1966.

This conveyance is made subject to protective covenants, easements and rights-of-way of record.

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 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 insurance in Mortgagee's own name, and such payments and expenditures for insurance 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.

Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

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

Dorinda A. Thomas
 (Witness)

James Hoyt Sentell Jr. (LS.)

Kath B. Blaine
 (Witness)

Patricia B. Sentell (LS.)

CT FINANCIAL SERVICES
 82-1024D (10-72) - SOUTH CAROLINA



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