

FILED REAL PROPERTY MORTGAGE

BOOK 1328 PAGE 183

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Leroy Wright <del>FRANCIS WRIGHT</del> Azilee C. Wright Renfrew Ave. Travelers Rest, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, Inc. ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE 11-19-74	DATE FINANCE CHARGE BEGINS TO ACCRUE # OF MONTHS BETWEEN TRANSACTION 11-23-74	NUMBER OF PAYMENTS 80	DATE DUE EACH MONTH 1	DATE FIRST PAYMENT DUE 1-4-75
AMOUNT OF FIRST PAYMENT \$ 59.00	AMOUNT OF OTHER PAYMENTS \$ 59.00	DATE FINAL PAYMENT DUE 12-1-79	TOTAL OF PAYMENTS \$ 3540.00	AMOUNT FINANCED \$ 2528.57	

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 certain piece, parcel or lot of land in Metes and Bounds, Greenville County, State of South Carolina, lying on the north side of Renfrew Road and on the west side of Circle Road, and being part of the land conveyed by J.M. Hodgens deed recorded in R.M.C. Vol. 270 Page 24 and also part of Lot #63 of Plat of Abney Mill-Renfrew Plant and having the following Metes and Bounds:

Beginning at Corner of Grantor's lot and Renfrew Property in Renfrew Road and running thence S. 36-45 W. 40 feet to iron pin in shoulder of road; thence S. 28-45 W. 31 feet to iron pin in drive-way to Grantor's house; thence N. 73-07 W. 108.0 feet to an iron pin; thence N. 17-04 E. 104.4 feet to iron pin on west R.O.W. Line of Circle Road; thence S. 44-07 E. 106.6 feet to iron pin; thence S. 72-03 E. 29.9 feet to beginning corner.

The Grantor reserves the right to use the part of the drive-way that is included in this description at the southwest corner of this lot as a joint drive-way; also the Grantor grants to the Grantee the right to connect to the existing water line.

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

*Ray P. Cane*  
(Witness)

*Duane Brown Jr.*  
(Witness)

*Leroy Wright* (LS)  
Leroy Wright

*Azilee C. Wright* (LS)  
~~FRANCIS WRIGHT~~ Azilee C. Wright