

JAN 27 1975  
 CONNIE S. TANKERSLEY

REAL PROPERTY MORTGAGE

BOOK 1332 PAGE 71 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS For lot 1, Section 1, Heard Drive Belmont Heights Greenville, South Carolina		MORTGAGEE C.I.T. FINANCIAL SERVICES ADDRESS			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	

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 lot of land, with the buildings and improvements thereon, situate on the eastern side of Heard Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and being more fully designated as Lot No. 5, Section 1, according to plat of Belmont Heights, recorded in the R.M.C. Office for Greenville County, in Plat Book 93, at pages 14-15 and being, according to said plat, the following: to-wit:

BEGINNING at an iron pin at the eastern side of Heard Drive, said iron pin being joint front corner of lots 11 and 12 on a bearing thence S. 74-12 E. 143.5 feet to an iron pin; thence S. 33-17 W. 234 feet to an iron pin on the eastern side of Heard Drive; thence with said Heard Drive the following courses and distances; N. 17-07 W. 71 feet to an iron pin; thence N. 12-20 W. 38 feet to an iron pin; thence N. 2-17 W. 4 feet to an iron pin; thence N. 7-11 E. 60 feet to an iron pin at point of beginning.

This is the identical property conveyed to the grantor herein by deed of Harold S. Munkvold dated May 4, 1957 and recorded in the R.M.C. Office for Greenville County, in Plat Book 44 at page 204.

Said mortgage in favor of Metropolitan Life Insurance company, being the one and the same given by Harold S. Munkvold on March 2, 1946, which was assumed by the grantor herein, Harold S. Munkvold on May 4, 1957 and which has a present outstanding balance of \$10,130.00. Said mortgage being recorded in the R.M.C. Office for Greenville County, S. C. in Mortgage Book, 477 at page 134.

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, fees, 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, (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

*Linda M. Poole*  
 (Witness)  
*John R. Coffey Jr.*  
 (Witness)

*Frank W. Loftis* (LS)  
*Harriet R. Loftis* (LS)

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