

REAL PROPERTY MORTGAGE

BOOK 235 PAGE 324 ORIGINAL

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|--|---------------------------|--|---|
| NAME AND ADDRESS OF MORTGAGOR'S THOMAS R. WRENN JOYCE T. WRENN RT 1, FOUNTAIN INN, S.C. | | MORTGAGEE XXXXXXXXXXXXXXXXXXXX ADDRESS: CIT FINANCIAL SERVICES, ICN. 10 W. STONE AVENUE P.O. BOX 2423 GREENVILLE, S. C. | |
| APR 1 10 05 AM '75 | | | |
| LOAN NUMBER 26604 | DATE OF LOAN 8/14/75 | AMOUNT OF MORTGAGE \$ 5340.00 | FINANCE CHARGE \$ 1525.71 |
| NUMBER OF INSTALMENTS 60 | DATE DUE EACH MONTH 19 | DATE FIRST INSTALMENT DUE 8/19/75 | INITIAL CHARGE \$ 190.71 |
| | | | AMOUNT OF OTHER INSTALMENTS \$ 89.00 |
| | | | CASH ADVANCE \$ 3547.29 |
| | | | DATE FINAL INSTALMENT DUE 3/19/80 |

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THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

NOW, KNOW ALL MEN, that Mortgagor, all if more than one, to secure payment of a Promissory Note of even date from Mortgagor to Universal C.I.T. Credit Company (hereafter "Mortgagee") in the above Total of Payments and all future advances from Mortgagee to Mortgagor, 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 improvements thereon situated in South Carolina, County of ~~LAURENS~~ *Greenville*
ALL THAT PIECE, PARCEL OR LOT OF LAND, WITH ALL IMPROVEMENTS THEREON, MOR
HEREAFTER CONSTRUCTED THEREON, SITUATE, LYING AND BEING IN THE STATE OF SOUTH
CAROLINA, COUNTY OF GREENVILLE ON THE NORTHERN SIDE OF FAIRVIEW CHURCH ROAD
CONTAINING 3.40 ACRES MORE OR LESS AND SHOWN ON A PLAT OF PROPERTY OF THOMAS
R. WRENN BY T.H. WALKER, JR. DATED APRIL 14, 1973, WHICH PLAT IS RECORDED IN THE
RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK 5A AT PAGE 45 AND HAS ACCORDING
TO SAID PLAT THE FOLLOWING METES AND BOUNDS:
BEGINNING AT A NAIL AND CAP NEAR THE CENTER OF THE FAIRVIEW CHURCH ROAD AT THE
CORNER OF PROPERTY OF BLAKE GARRETT AND RUNNING THENCE ALONG THE CENTER OF SAID
ROAD N. 83-08 W. 186 FEET TO AN IRON PIN ON THE SOUTHWESTERN SIDE OF SAID ROAD
N. 43-03 W. 144 FEET TO AN IRON PIN; THENCE N. 27-06 E. 367.4 FEET TO AN IRON
PIN; THENCE S. 72-48 E. 446.8 FEET TO AN OLD IRON PIN ON THE FENCE LINE; THENCE
~~XXXXXXXXXX~~ **ALONG THE LINE S. 17-59 W. 152.7 FEET TO AN IRON PIN; THENCE ALONG**
THE LINE OF PROPERTY OF BLAKE GARRETT N. 83-13 W. 210 FEET TO AN IRON PIN; THENCE
STILL WITH THE GARRETT PROPERTY S. 15-26 W. 210 FEET TO A NAIL AND CAP AT THE
POINT OF BEGINNING.

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

If the 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, assessments and charges against the above-described premises.

Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to the Mortgagee in Mortgagee's favor, and in default thereof Mortgagee may, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the debt hereby secured.

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

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 our hands and seals the day and year first above written.

Signed, Sealed, and Delivered
in the presence of

R.M. Scogin (Witness)
[Signature] (Witness)

Thomas R. Wrenn (L.S.)
Joyce T. Wrenn (L.S.)



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