

REAL PROPERTY MORTGAGE

BOOK 1350 PAGE 391 ORIGINAL

FILED

NAMES AND ADDRESSES OF ALL MORTGAGORS William L. Nalley Agnes M. Finley Nalley 33 Lynhurst Drive Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES Corporation ADDRESS: 10 W. Stone Avenue P.O. Box 2423 Greenville, S.C. 29602			
LOAN NUMBER 30069	DATE 9-30-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 10-01-75	NUMBER OF PAYMENTS 95	DATE DUE EACH MONTH 6th	DATE FIRST PAYMENT DUE 11-6-75
AMOUNT OF FIRST PAYMENT \$ 175.00	AMOUNT OF OTHER PAYMENTS \$175.00	DATE FINAL PAYMENT DUE 10-6-83	TOTAL OF PAYMENTS \$ 16800.00	AMOUNT FINANCED \$ 10769.24	

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 in the County of Greenville State of South Carolina, near Greenville, S.C. known as lot no. 184, Section 2, of the subdivision known as Oak Crest according to plat of C.C. Jones dated January, 1955 and recorded in the RMC Office for Greenville County in Plat Book 66 at Pages 130 and 131 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Lynhurst Drive, at the joint front corner of lots nos. 184 and 185, which iron pin is situate 55 feet southeast of the curved intersection of Texas Avenue and Lynhurst Drive and running thence along the northeastern side of Lynhurst Drive, N. 60-48 W. 55 feet to an iron pin; thence continuing with said Drive at the curve of the intersection with Texas Avenue, the chord of which is N 15-45 W. 35.4 feet to an iron pin on the southeastern side of Texas Avenue; thence with Texas Avenue, N 29-12 E., 125 feet to an iron pin at the corner of lot no. 183; thence with said lot 183, S. 63-18 E., 80 feet to an iron pin at the corner of lots nos. 183 and 185; thence along the line of lots no. 185, S. 29-45 W., 153 feet to the point of beginning.

Being the same property conveyed to Basley Lumber Co., Inc. in deed book 553 at page 13.

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. Mortgagee 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

[Signature]
(Witness)

[Signature]
(Witness)

William L. Nalley (LS.)

Agnes M. Finley Nalley (LS.)