

REAL PROPERTY MORTGAGE

BOOK 1371 PAGE 639 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Andy E. Roberson Ann D. Roberson 34 Theodore Circle Greenville, S. C. 29601		FILED GREENVILLE CO. S. C. JUN 30 4 28 PM '76 DONNIE S. TANKERSLEY	MORTGAGEE: C.I.T. FINANCIAL SERVICES INC ADDRESS: 46 Liberty Lane P. O. Box 5758 Sta. B. Greenville, S. C. 29606
LOAN NUMBER	DATE	DATE FIRST PAYMENT DUE	DATE FINAL PAYMENT DUE
	6-25-76	8-14-76	6-30-79
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	TOTAL OF PAYMENTS	AMOUNT FINANCED
\$ 128.00	\$ 128.00	\$ 4608.00	\$ 5746.38

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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the southwestern side of Theodore Circle and being known and designated as Lot No. 17 on a plat of Carolina Heights Subdivision. Section 2, plat of which is recorded in the RMC Office for Greenville County in Plat Book "BBB" at Page 161, and also being known as Lot No. 17 on a plat entitled "Property of Glenn & Linda Wohlferd, plat of which is recorded in the RMC Office for Greenville County in Plat Book "MM" at Page 174; and having according to latter plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Theodore Circle at the joining front corner of Lots 17 and 18 and running thence with the common line of said Lots S. 41-08 W 150 feet to an iron pin at the joint rear corner of said Lots; thence N. 48-52 W. 110 feet to an iron pin at the joint rear corner of Lots 16 and 18; thence with the common line of said Lots N. 41-08 W. 120.1 feet to an iron pin on Theodore Circle; thence with Theodore Circle S. 78-45 E. 69 feet to an iron pin; thence continuing with Theodore Circle S 48-52 E. 50 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, and rights-of-way appearing on the property and/or of record.

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

This is the same property as that conveyed to the Grantor herein by deed recorded in the RMC office for Greenville County in Deed Book 814 at Page 154.

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

*Rhessa Murrell*  
(Witness)  
*Stephen M. Phillips*  
(Witness)

*Andy E. Roberson* (i.s.)  
( Andy E. Roberson )  
*Ann D. Roberson* (i.s.)  
( Ann D. Roberson )