

RECORDING FEE PAID \$ 2.50

REAL PROPERTY MORTGAGE FILED JUL 19 1976 DEAN & TANKERSLEY

BOOK 1373 PAGE 113 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Charles C. Boatwright Cora M. Boatwright 14 Longmeadow Road Taylors, South Carolina 29687		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 146 Liberty Lane P.O. Box 5758 Station B Greenville, South Carolina 29606			
LOAN NUMBER	DATE 7-13-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 9-1-75	NUMBER OF PAYMENTS 80	DATE DUE EACH MONTH 1ST	DATE FIRST PAYMENT DUE 9-1-76
AMOUNT OF FIRST PAYMENT 123.00	AMOUNT OF OTHER PAYMENTS 123.00	DATE FINAL PAYMENT DUE 7-19-81	TOTAL OF PAYMENTS 7380.00	AMOUNT FINANCED 5386.87	

**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 Greenville County, State of South Carolina, on the northern side of Longmeadow Road, near the Town of Taylors, being show as Lot No 58 on Plat of Brook Glenn Gardens recorded in Plat Book "JJJ", at page 85, in the R.M.C. Office for Greenville County and described as follows;

BEGINNING at an iron pin on the northern side of Longmeadow Road at the corner of Lot No. 59 and running thence with the northern side of said Road S. 89-23, 110 feet to an iron pin at the corner of Lot No 57; thence N. 1-05 E. 165.8 F. to an iron pin; thence N. 88-53 W. 110 feet to an iron pin at the corner of Lot No. 59; thence S. 1-05 W. 166.9 feet to the beginning corner.

As part of the consideration hereof the Grantee assumes and agrees to pay the certain mortgage to Carolina Federal Saving and Loan Association as recorded in Mortgage Book 111, at page 439, Greenville County Records.

This being the same property conveyed to Charles and Cora M. Boatwright by Levis L. Gilstrap TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. by deed dated 1-9-69 and recorded in the RMC Office of Greenville County recorded on 2-4-69 in Deed Book 861 at Page 369.

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

Stephen M. Piley's  
(Witness)  
Ray P. Howell  
(Witness)

Charles C. Boatwright (LS)  
Charles C. Boatwright  
Cora M. Boatwright (LS)  
Cora M. Boatwright

 82-1024D (10-72) - SOUTH CAROLINA

4328 RV-2J