

REAL PROPERTY MORTGAGE

BOOK 1378 PAGE 912 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS MICHAEL HOWERY SUE HOWERY 114 Malburn Lane Greenville, S.C. 29607		FILED GREENVILLE CO. S. C. SEP 28 4 42 PM '77 CORNIE S. TANKERSLEY R.M.C.	MORTGAGEE: C.I.T. FINANCIAL SERVICES Corp. ADDRESS: 10 West Stone Avenue Greenville, S. C. 29602		
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
	9-24-76	9-30-76	120	30	10-30-76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$199.00	\$ 199.00	9-30-86	\$ 23880.00	\$ 14047.06	

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 of 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 located in the County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Melbourne Lane and being known and designated as Lot 21 on a plat of Wellington Green, Section I and recorded in the R.M.C. Office for Greenville County in Plat Book YY, Page 28 and is more accurately described according to a plat entitled Survey for Jack E. Shaw dated November 20, 1968 recorded in the R.M.C. Office for Greenville County in Plat Book 4 A, Page 171, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the eastern side of Melbourne Lane joint front corner of Lots 20 and 21 and running thence along the line of Lots 20 and 21 S. 85-03 E., 421.5 feet to a point; thence following Bruchy Creek, the center of which is the line S. 46-51 W., 179.8 feet to a point; thence running N. 78-0 W., 304.7 feet to a point on Melbourne Lane; thence along Melbourne Lane N. 11-50 E., 36.8 feet to a point; thence running N. 1-22 E., 60 feet to the point of beginning. This being the same property conveyed to MICHAEL HOWERY by

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. Jack E. Shaw by deed dated the 31st day of March, 1969 and recorded in the RMC Office of Greenville County on April 3, 1969 in deed book 865 at page 557.

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. 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

[Signature]
 (Witness)
[Signature]
 (Witness)

+ *Michael C. Howery* (LS.)
Sue Howery (LS.)

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 FINANCIAL SERVICES

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