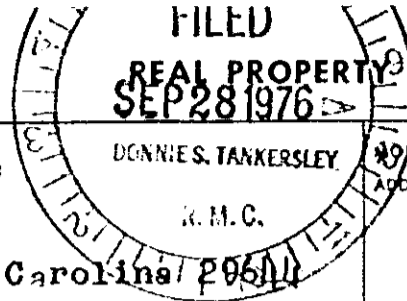


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BOOK 1378 PAGE 929 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS <b>Lawrence Ray Ritchie</b> <b>Loretta H. Ritchie</b> 206 Case Street Fountain Inn, South Carolina 29614		MORTGAGEE: C.I.T. FINANCIAL SERVICES, Inc ADDRESS: 46 Liberty Ln P. O. Box 5758 Sta. B. Greenville, S. C. 29606			
LOAN NUMBER	DATE 9-24-76	DATE FINANCE CHARGE BEGINS TO ACCRUE # 9-30-76 TRANSACTION	NUMBER OF PAYMENTS 80	DATE DUE EACH MONTH 1st	DATE FIRST PAYMENT DUE 11-14-76
AMOUNT OF FIRST PAYMENT \$ 70.00	AMOUNT OF OTHER PAYMENTS \$ 70.00	DATE FINAL PAYMENT DUE 9-30-81	TOTAL OF PAYMENTS \$ 4200.00	AMOUNT FINANCED \$ 3000.00	

**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 with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Fountain Inn, and being described as follows, according to a plat and survey prepared by C.O. Riddle, Surveyor, on February 13, 1953, to-wit: BEGINNING at an iron pin at the joint corner with Lot of Bouchillon on the northwest side of Case Street; and running thence with Case Street N. 51-11 E. 132.7 feet to an iron pin, joint corner with lands of C.D. Case; then ce with joint line of C.D. case N. 38-49 W. 150 feet to an iron pin on line of Bouchillon; thence with said line S. 2-41 W. 200.4 feet to an iron pin, the point of beginning and bounded by lot, now or formerly of Bouchillon, lands of C.D. Case, former of J.A. Cannon Estate and Case Street.

This being the same property conveyed to Lawrence Ray Ritchie and Loretta H. Ritchie by Allen Wayne Hudson by deed dated 12 th day May 1970 and recorded in the RMC Office for Greenville County recorded on 20th day May 1970 in deed book 890 at page 224.

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. 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.

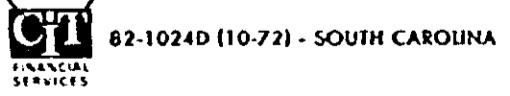
This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

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

*Rebecca Duvall* (Witness)  
*John Ruffin Jr* (Witness)

*Lawrence Ray Ritchie* (L.S.)  
*Loretta H. Ritchie* (L.S.)



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