

GREENVILLE CO. S. C. REAL PROPERTY MORTGAGE **BOOK 1384 PAGE 803 ORIGINAL**

NAMES AND ADDRESSES OF ALL MORTGAGORS Ronald L. Hyatt Annette Hyatt 109 Riley Drive Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES INC ADDRESS: P. O. Box 2423 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
	12-8-76	12-13-76	36	13	1-13-76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 95.00	\$ 95.00	12-8-79	\$ 3420.00	\$ 2702.17	

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, own and designated as Lot No. 3 on plat made by Carolina Engineering & Surveying Co., and having, according to said plat, the following metes and funds, courses and distances, to-wit:

Beginning at an iron pin on the Southeastern Edge of Riley Road, joint front corner of Lots 2 and 3 running thence with the joint line of said lots, 66-37 E., 186.2 feet to an iron pin, thence S. 29-30 W., 100 feet to an iron pin at the joint rear corner Lots 3 and 4, thence with the joint end of said Lots. N. 66-33 W., 188.1 feet to an iron pin on the Southeastern Edge of Riley Road; Thence with the Edge of Riley Road, N. 30-35 E., 100 feet to an iron pin

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever, being the point of beginning:

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

This being the same property conveyed to Ronald L. Hyatt & Annette L. Hyatt by W. L. Bringer Mortgagor agrees to pay the indebtedness as herein before provided
 dy beed dated the 5-21-71 and recorded in the RMC Office for Greenville County recorded on
 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.
 5-31-71 in deed book 1193 at page 137

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 such insurance in Mortgagee's own name and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand 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.

After Mortgagor has been in default for failure to make a required installment for 30 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 20 days after such notice is sent. If Mortgagor shall fail to cure such default in the manner stated in such notice, or if Mortgagor cures the default after such notice is sent but defaults with respect to a future installment by failing to make payment when due, or if the prospect of payment, performance, or realization of collateral is significantly impaired, the entire balance, less credit for unearned charges, shall, at the option of Mortgagee, become due and payable, without notice or demand. Mortgagor agrees to pay all expenses incurred in realizing on any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagor's spouse hereby waive all marital rights, homestead exemption and any other exemption under South Carolina law.

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

J. A. Hill
 (Witness)

John A. Hill
 (Witness)

Ronald L. Hyatt (LS.)

Annette L. Hyatt (LS.)



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