



BOOK 1398 ORIGINAL PAGE 301

NAMES AND ADDRESSES OF ALL MORTGAGORS Evelyn Louise S. Stratenki Hellams Crossing, Rt #3 Box 698- A Travelers Rest, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. 26 Liberty Lane P. O. Box 5758 Sta. B. Greenville, S. C. 29616			
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
	5/18/77	5/24/77	36	21st	6/24/77
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$90.00	\$ 90.00	5/24/80	\$ 3240.00	\$ 2559.95	

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

Greenville
 person, situated in South Carolina, County of Greenville
 ALL that tract or parcel of land lying and situate and being in the State of South Carolina, County of Greenville, Bates Township, on the G. & N. Railroad at Hellams crossing containing 2.3 acres, carved out of that 20.91 acre tract of land designated as Tract #2 of the H. L. Semmons Estate as shown by plat by Terry T. Dill, reg. C.E. & L.S. June 10, 1965 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book GGG at page 277; said 2.3 acres of land is more particularly described as follows, to-wit: Begin at a point where the center of road by Lindsey Lake intersects the center line of the G & N Railroad, and run thence along the center of road by Lindsey Lake, South 64 deg. 45 minutes East 213 feet, South 89 degrees East 125 feet, South 80 degrees 28 min. East 192 feet, South 23 degrees 20 min. East 180 feet, North 77 degrees 32 min. West 281.5 feet; Thence North 64 degrees 45 min. West 300 feet to the center of the G & N Railroad, thence North 20 degrees 55 min. East 30 feet, North 19 degrees 31 min. East 150 feet along the center line of the G & N Railroad.

(Continued)

Mortgagor agrees to pay the indebtedness as herein before provided.
 Mortgagor agrees to pay all taxes, fees, 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 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 instalment for 10 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 instalment 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

Rebecca McWall
 (Witness)
Ray P. Crowe
 (Witness)

Evelyn Louise S. Stratenki (R.S.)
 (Evelyn Louise S. Stratenki)
Grant W. Stratenki (R.S.)

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