



BOOK 1402 PAGE 93 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Jesse W. Holcombe June G. Holcombe 18 Webster Street Slater, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P. O. Box 5758 Sta. B. Greenville, S. C. 29606			
LOAN NUMBER	DATE 6/21/77	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF DISBURSEMENT 6/27/77	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 27th	DATE FIRST PAYMENT DUE 7/27/77
AMOUNT OF FIRST PAYMENT 62.00	AMOUNT OF OTHER PAYMENTS \$ 62.00	DATE FINAL PAYMENT DUE 6/27/82	TOTAL OF PAYMENTS \$ 3720.00	AMOUNT FINANCED \$ 2549.55	

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 certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 8 according to a plat of Village of S. Slater & Sons prepared by J. E. Sirrine & Co. 7/10/40, recorded in the R.M.C Office for Greenville County in Plat Book "k", at page 65, and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on the eastern side of Webster St, joint front corner of Lots 7 and 8, and running thence along the joint line of said lots N. 82-41 E. 125 feet to an iron pin in rear line of Lot 4; thence along the rear lines of Lots 4 and 3 S. 7-19 E. 75 feet to an iron pin, joint rear corner of Lots 8 and 9; thence along the joint line of said lots S. 82-41 W. 125 feet to an iron pin on the eastern side of Webster Street; thence along the eastern side of Webster Street N. 7-19 W. 75 feet to the point of beginning. This being the same property conveyed to Jesse W. Holcombe and June G. Holcombe by M. L. Dudley by deed dated 8th Day Oct. 1968 and recorded in the R.M.C. Office for Greenville County, recorded on 8th Day Oct. 1968 in Deed Book 853 at page 530.

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 installment 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 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

Rebecca Maxwell
(Witness)
Ray P. Brown
(Witness)

Jesse W. Holcombe (I.S.)
June G. Holcombe (I.S.)