

REAL PROPERTY MORTGAGE

300: 1413 PAGE 965 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS G.H. Robinson 3100 Edwards Rd Taylors, S.C. 29687		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 10 W. Stone Ave. Greenville, S.C. 29602			
LOAN NUMBER 27856	DATE 10-26-77	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 10-31-77	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 31	DATE FIRST PAYMENT DUE 11-30-77
AMOUNT OF FIRST PAYMENT \$ 148.00	AMOUNT OF OTHER PAYMENTS \$ 148.00	DATE FINAL PAYMENT DUE 10-31-85	TOTAL OF PAYMENTS \$ 14,208.00	AMOUNT FINANCED \$ 7,987.58	

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 the building and improvements thereon, situate on the East side of Edwards Road, near the City of Greenville, in Greenville County, S.C. being shown as a portion of Lots 5 and 6 on plat of the Estate of Vance Edwards, made by Dalton & Neves, Engineers, recorded in the RMC Office for Greenville County, S.C. in Plat Book P, at pages 128 and 129, and having according to said plat and a recent survey made by R.K. Campbell, Engineer, March 18, 1960 the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Edwards Road, said pin being 174.6 feet North from the Northeast corner of the Intersection of Edwards Road and Oahu Drive, running thence along the East side of Edwards Road, N. 26-27 E. 154 feet to an iron pin; thence along the line of property of I.D. Bishop, S. 74-06E. 360.7 feet to an iron pin; thence S. 4-31 W. 71.6 feet to an iron pin; thence N. 85-29 W. 411.2 feet to an iron pin on the East side of Edwards Road,

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

*Gary W. Pope*  
(Witness)

*G.H. Robinson* (LS)

*JVC*  
(Witness)

(LS)