

RECORDING FEE
PAID \$ 2.50

FEB 7 1974

CONNIE S. TANNERLEY

REAL PROPERTY MORTGAGE

BOOK 1301 PAGE 323

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Helen C. Bearden (now) Helen C. Moore (formerly) 114 Pendleton Rd. Greenville, S. C.		MORTGAGEE C.I.T. FINANCIAL SERVICES Corp. ADDRESS 1411 N. W. 10th St. P. O. Box 2000, Sta. B Greenville, S. C.			
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
	2/15/74	2/15/74	36	1/15/74	2/15/74
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 133.00	\$ 133.00	2/15/74	\$ 25,000.00	\$ 2333.20	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (or, 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, known and designated as Lot No. 2, Section B, on plat of Woodville Heights Subdivision recorded in the E. M. C. Office for Greenville County, South Carolina, in Plat Book I, Pages 14 and 15, and re-recorded in Plat Book K, Pages 272-275, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Pendleton Road (Old Pickens Road), at the joint front corner of Lots 1 and 2; thence with the joint line of said lots N. 9-00W. 160 feet to an iron pin; thence with the rear line of Lot No. 5 S. 73-10 W. 60.6 feet to an iron-pin at the corner of Lot No. 3; thence with the line of said lot S. 9-00 W. 151.8 feet to an iron pin on the north side of Pendleton Road; thence with the north side of said road N. 61-0 E. 60 feet to the beginning corner; being the same property conveyed to the grantor herein by deed of J. F. Welborn and J. F. Welborn, Jr. recorded in Deed Book 781, Page 346.

As part of the consideration for this conveyance the grantee agrees to assume and pay the balance due on that certain mortgage given by the grantor to C. Douglas Wilson & Co.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. recorded in Mortgage Book 1006, Page 305, and having a present balance of \$5,568.16. 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

John R. Guffen
Pura Lott Foster
(Witness)

Helen C. Bearden (LS)
Helen C. Moore (LS)

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