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REAL PROPERTY MORTGAGE 1305 815

ORIGINAL 750

NAMES AND ADDRESSES OF MORTGAGORS Robert H. Sullivan Lizzette S. Sullivan Route #4, Box 389 Fairfield Rd. Greenville, S.C. 29605		MORTGAGEE C.I.T. FINANCIAL SERVICES Inc. ADDRESS 45 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE 3-26-74	DATE FINANCE CHARGE BEGINS TO ACCRUE OR OTHER DATE OF DELIVERY 3-30-74	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 14th	DATE FIRST PAYMENT DUE 5-14-74
AMOUNT OF FIRST PAYMENT 92.00	AMOUNT OF OTHER PAYMENTS \$ 92.00	DATE FINAL PAYMENT DUE 4-14-79	TOTAL OF PAYMENTS \$ 5220.00,	AMOUNT FINANCED \$ 3942.86	

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 State of South Carolina, County of Greenville, in Gantt Township, being known and designated as Lot 1 of a subdivision known as "Fairfield Acres, Section 2", as shown on a plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book FF, Page 459, and having according to a more recent survey prepared for Robert H. Sullivan and Lizzette S. Sullivan by R. B. Bruce, R.L.S., dated June 21, 1961, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Fairfield Road joint front corner of Lots Nos. 1 and 2 which point lies 62.6 feet northeast of the point where Fairfield Road begins to intersect with Ierman Drive and running thence with Fairfield Road N.26-44E. 75 feet to an iron pin in the line of E.W. Gregory property; thence with the line of said property S. 63-15 E. 134.45 feet to an iron pin at the rear corner of Lot 3; thence with the line of Lot 3 S. 2-25 W. 82.3 feet to an iron pin at the joint rear corner of Lots Nos 1 and 2; thence with the joint line of said lots N. 63-15 W. 168.4 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.
on the southeastern side of Fairfield Road, the beginning corner.
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. Coffin
Pat C. Low

Robert H. Sullivan (RS)
Lizzette S. Sullivan (RS)

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