

SEP 17 1974

DONNIE S. TANKERSLEY

REAL PROPERTY MORTGAGE

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Julius Johnson, Jr. Willie Ruth Johnson 33 Hollywood Circle Greenville, S. C.		MORTGAGEE C.I.T. FINANCIAL SERVICES, Inc. ADDRESS 46 Liberty Lane Greenville, S. C.		1322 PAGE 747	
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
	9-13-74	9-13-74	60	29	10-25-74
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 48.00	\$ 63.00	9-25-79	\$ 4080.00	\$ 2914.29	

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 City of Greenville, Greenville Township, Greenville County, State of South Carolina, being shown and designated as Lot No. Six (6) on a plat of HOLLYWOOD SUBDIVISION FOR CENTRAL REALTY CORPORATION, made by Pickell & Pickell, dated June 4, 1947, recorded in the R.M.C. Office of Greenville County, South Carolina, in Plat Book "S", at Page 37, reference to said Plat being craved for a complete and detailed description thereof.

Said Lot fronts 50 feet along the Northeastern side of Hollywood Circle; runs to a depth of 125 feet on either side; and is 50 feet across the rear.

This is the same property as was conveyed to the Grantor herein by deed of Central Realty Corporation as was recorded January 24, 1957 in Deed Book 569, at Page 439, and is shown in the Greenville County Auditor's Block Book as 190-2-39.

This property is conveyed subject to any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way and easements affecting said land.

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

*Robert G. Kaniel*  
(Witness)  
*Andrew P. Smith*  
(Witness)

*Julius Johnson Jr.* (LS)  
Julius Johnson, Jr.  
*Willie Ruth Johnson* (LS)  
Willie Ruth Johnson

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