

DEC 9 1974  
 W. S. TANKERSLEY

REAL PROPERTY MORTGAGE 300X 1329 PAGE 259 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Bennie Johnson Sarah Johnson 3 Old Augusta Road Greenville, S. C. 29601		MORTGAGEE C.I.T. FINANCIAL SERVICES ADDRESS 111 Liberty Lane P.O. Box 1000, S.C. 3 Greenville, S. C. 29606			
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
	12-6-74	12-22-74	12	14th	1-16-75
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$122.00	\$122.00	12-16-75	\$735.00	\$1236.36	

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 piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the West side of Old Augusta Road, in the City of Greenville, State of South Carolina, being shown as Lot 19 on plot of August Road, Parcels made by Dalton & Neves, Architects, April, 1961, recorded in the R.M.C. Office for Greenville County, State of South Carolina, in plot book X at page 47, and having, according to said plot, the following corners and bounds, to-wit: Beginning at an iron pin on the West side of Old Augusta Road at joint front corner of lots 19 and 21, and running thence with the line of lot 21, S. 89-47 E. 198.3 feet to an iron pin on the West side of a 14 foot alley; thence with the East side of said alley, S. 11-13 W. 57 feet to an iron pin on the south side of DeOyley Avenue, N. 89-47 E. 173.1 feet to an iron pin; thence continuing with DeOyley Avenue along a curved line (the chord being S. 12-34 E. 33.7 feet) to an iron pin on the West side of Old Augusta Road; thence with the West side of Old Augusta Road, S. 5-00 W. 25.2 feet to the beginning corner. This being the same property conveyed to me by deed of the Mutual Life Insurance Company of New York, recorded July 3, 1957

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.  
 This deed is made subject to any restrictions and easements that appear of record on the recorded or on the premises.  
 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

*Kay P. Boone* (Witness)  
*Rinda M. Pool* (Witness)

*Bennie Johnson* (L.S.)  
*Sarah Johnson* (L.S.)

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