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DONNIE S. TAYLORSLEY

REAL PROPERTY MORTGAGE 1330 PAGE 333 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Virginia Anne Gentry 26 Gallivan St. Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES Inc. ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE 12-21-74	DATE FINANCE CHARGE BEGINS TO ACCRUE OR OTHER THAN DATE OF TRANSFER 12-27-74	NUMBER OF PAYMENTS 18	DATE DUE EACH MONTH 1st	DATE FIRST PAYMENT DUE 2-10-75
AMOUNT OF FIRST PAYMENT \$ 69.00	AMOUNT OF OTHER PAYMENTS \$ 69.00	DATE FINAL PAYMENT DUE 1-10-80	TOTAL OF PAYMENTS \$ 3312.00	AMOUNT FINANCED \$ 2023.40	

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, parcel or lot of land, with the buildings and improvements thereon, lying and being on the southerly side of Gallivan Street in the city of Greenville, South Carolina and being shown as lot #43 on the plat book of North Hills as recorded in the RMC Office for Greenville County, S.C. in plat book E. Page 138 and having according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on the southerly side of G Gallivan St., joint front corner of lots no. 47 and 48, and running thence along the common line of said lots S. 19-17 W. 142.2 feet to an iron pin; thence N. 69-23 E. 69.05 feet to an iron pin; thence S. 69-23 E. 69.05 feet to an iron pin, joint rear corner of lots Nos. 48 and 49; thence along the common line of said lots N. 19-17 E. 139 feet to an iron pin on the southerly side of Gallivan St. thence along the southerly side of Gallivan St. S. 71-43 E. 69 feet to an iron pin: the point of beginning.

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

Ray P. Plaine
(Witness)
Zoulene Berden
(Witness)

Virginia Anne Gentry (L.S.)
Virginia Anne Gentry
James W. Gentry (L.S.)