

REAL PROPERTY MORTGAGE

1346 FILE 574 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Edward D. Jackson Ella G. Jackson Route #1 Simpsonville, S. C. 29681		MORTGAGEE, CIT. FINANCIAL SERVICES, Inc 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	8-19-75	DATE FIRST PAYMENT DUE	8-25-75	NUMBER OF PAYMENTS	48
AMOUNT OF FIRST PAYMENT	\$81.00	DATE FINAL PAYMENT DUE	9-10-79	TOTAL OF PAYMENTS	\$3888.00
AMOUNT OF OTHER PAYMENTS	\$81.00	DATE FIRST PAYMENT DUE	10-10-75	AMOUNT FINANCED	\$2923.31

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

NOW, KNOW ALL MEN, that Mortgagee (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 of 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

Person shown in South Carolina, County of **Greenville**
ALL that certain piece, parcel or lot of land lying, being and situate in the County of Greenville, State of South Carolina, in Austin Township, located on the east side of Scuffletown Road and having the following courses and distances, to-wit:

BEGINNING at a point in the center of Scuffletown Road and continuing N.44 E 79.2 feet, more or less, to a point; thence continuing along the same line N. 56 E. 188.1 feet, more or less, to a point; thence N. 36.25 W. 264 feet, more or less, to a point in line now or formerly of L. A. Perry; thence along said line S. 61-00 W. 209.1 feet, more or less, to a point in the center of Scuffletown Road; thence with the center of Scuffletown Road 288.9 feet to the point of beginning.

said tract being approximately 1.65 acres, more or less, and being the remaining part of a tract conveyed to the Grantor herein in Deed recorded in the R.M.C. Office for Greenville County in Deed Book 715 at Page 94.

TO HAVE AND TO HOLD all and singular the real estate described above with said Mortgagee, its successors and assigns forever

If Mortgagee 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 mortgages, and any charges whatsoever against the above described real estate as they become due. Mortgagee also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee or Mortgagee's favor

If Mortgagee 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 debts 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, these things set in our hands and seals, the day and year first above written

Signed, Sealed, and Delivered
 in the presence of

[Signature]
 (Witness)

[Signature]
 (Edward D. Jackson) (LS)

[Signature]
 (Witness)

[Signature]
 (Ella G. Jackson) (LS)