

250  
**REAL PROPERTY MORTGAGE**  
**GREENVILLE, CO. S. C.**

BOOK 1347 PAGE 725 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Calvin Jones Willie Mae Jones 24 Skyland Drive Greenville, SC 29607		SEP 2 11 11 AM '75 DONNIE S. TANKERSLEY R.M.C.	MORTGAGEE ADDRESS C.I.T. FINANCIAL SERVICES 10 W. Stone Avenue Greenville, SC		
LOAN NUMBER 26772	DATE 8-29-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF MORE THAN 90 DAYS AFTER TRANSACTION 9-4-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 1	DATE FIRST PAYMENT DUE 10-4-75
AMOUNT OF FIRST PAYMENT \$92.00	AMOUNT OF OTHER PAYMENTS \$ 92.00	DATE FINAL PAYMENT DUE 9-4-80	TOTAL OF PAYMENTS \$ 5520.00	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 piece, parcel or lot of land, including the buildings and improvements thereon, situate, lying and being on the southwesterly side of Skyland drive in the City of Greenville, County of Greenville, State of South Carolina being known and designated as Lot No. 13 according to plat of Skyland Park of Subdivision made by Dalton & Neeves, Engineers, March 1941 and recorded in the REC Office for Greenville County S.C., in Plat Book L, at Page 41 and having according to more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Skyland Drive (formerly Bates Ave.) at the joint front corner of Lots Nos. 13 and 14 said pin being 412.6 feet in a northwestern direction from the point where the southwest side of Skyland Drive intersects with the northwestern side of Webster Rd., and running thence with the line of Lot No. 13 S. 53-47 W. 170 feet to an iron pin; thence N. 36-13 W. 50 feet to an iron pin at joint rear corner of Lots Nos. 12 and 13 thence along the joint line of the said lots N. 53-47 E. 170 feet to an iron pin on the southwesterly side of Skyland Drive; thence said Drive S. 36-13 E. 50 feet to an iron pin at 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

*Willie Mae Jones*  
 (Witness)

*John C. ...*  
 (Witness)

*Calvin Jones* (L.S.)

*Willie Mae Jones* (L.S.)