

FILED
GREENVILLE PROPERTY MORTGAGE

RECORDING FEE
PAID \$ 3.50

ORIGINAL

ADDRESSES OF ALL MORTGAGORS Gilbert Ware Carrie Lou Ware 105 Blossom Drive Greenville, SC		SEP 18 4 36 PM '75 DONNIE S. TANKERSLEY R.M.C.	MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 10 W. Stone Avenue Greenville, SC	BOOK 1349	PAGE 87
LOAN NUMBER 30068	DATE 9-17-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 9-22-75	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 22	DATE FIRST PAYMENT DUE 10-22-75
AMOUNT OF FIRST PAYMENT \$ 170.00	AMOUNT OF OTHER PAYMENTS \$ 170.00	DATE FINAL PAYMENT DUE 9-22-83	TOTAL OF PAYMENTS \$ 16,320.00	AMOUNT FINANCED \$ 10461.54	

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 lot of land with improvements lying on the Southern side of Blossom Drive in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 133 on a plat of KENNEDY PARK, made by Piedmont Engineers & Architects, dated September 28, 1964 revised January 28, 1966, and recorded in the RMC Office for Greenville County, S.C., in Plat Book JJJ, page 179, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Blossom Drive at the joint front corners of Lots 132 and 133, and running thence along the common line of said lots, S. 2-42 W., 133 feet to an iron pin; thence along the line of Lot No. 130, N. 87-18 W., 75 feet to an iron pin at the joint rear corner of Lots 133 and 134; thence along the common line of said lots, N. 2-42 E., 133 feet to an iron pin on Blossom Drive; thence along the Southern side of Blossom Drive, S. 87-18 E., 75 feet to an iron pin, the beginning corner.

The above described property is hereby conveyed subject to utility rights of way, easements and building setback lines applicable to Kennedy Park, shown on the aforementioned recorded plat or otherwise appearing of public record and to restriction applicable to Kennedy Park recorded in the RMC Office for Greenville County, S.C., in Deed Book 713, Page 527.
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

James W. Chapman
(Witness)

James W. Chapman
(Witness)

Gilbert Ware (LS.)

Carrie Lou Ware (LS.)