



BOOK 1351 PAGE 850 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS <b>Mary Cothran</b> Route #2 Pelzer, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES, Inc ADDRESS: 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE 10-17-75	DATE FINANCE OFFER FIRST RECEIVED 10-23-75	NUMBER OF PAYMENTS 60	DATE DUE EACH 23rd	DATE FIRST PAYMENT DUE 11-23-75
AMOUNT OF FIRST PAYMENT \$ 72.00	AMOUNT OF OTHER PAYMENTS \$ 72.00	DATE FINAL PAYMENT DUE 10-23-80	TOTAL OF PAYMENTS \$ 4320.00	AMOUNT FINANCED \$ 3153.29	

**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 piece, parcel or lot of land with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Dunlin Township, and being described as follows:

BEGINNING at a point in the center of U. S. Highway No. 25, and going to Mr. Williams (formerly Johnny Woods) corner; running thence N. 39-30E. 210 feet to an iron pin; thence S. 30-44E. 210 feet to an iron pin; thence S. 39-30 W. 210 feet to a point in center of U. S. Highway No. 25; thence North 30-44 W. 210 feet to the beginning corner, containing one (1.00) acre, more or less, as per survey and plat made by J. Coke Smith & Son, Dec. 5th, 1955 to which reference is hereby made, bounded on the north by Mr. Williams (formerly Johnny Woods) and J. D. Huff; on the east by J. D. Huff; on the south by U. S. Highway No. 25; and on the west by Mr. Williams; being the same conveyed to me by J. M. Ridgeway by his deed dated March 13, 1958 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 595, at Page 79.

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, fees, 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

*E. J. Poole* (Witness) *Mary Cothran* (Mary Cothran) (LS)

*Russell M. Wall* (Witness) (LS)

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