

2.50
REAL PROPERTY MORTGAGE 2008 **1353** PAGE **659** ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGGORS Robert Jenkins Mary T. Jenkins Route #3, Burgess School Rd. Pelzer, South Carolina		MORTGAGEE, CIT. FINANCIAL SERVICES, Inc ADDRESS: 46 Liberty Lane Greenville, S. C. 29606	
LOAN NUMBER	DATE 11-12-75	DATE FIRST PAYMENT DUE 1-1-76	NUMBER OF PAYMENTS 60
AMOUNT OF FIRST PAYMENT \$ 84.00	AMOUNT OF OTHER PAYMENTS \$ 84.00	DATE FINAL PAYMENT DUE 12-1-80	TOTAL OF PAYMENTS \$ 5049.00
		DATE FIRST PAYMENT DUE 1-1-76	AMOUNT FINANCED \$ 3678.84

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 tract of land situate, lying and being in Oaklawn Township, Greenville County, State of South Carolina, on the Southwest side of a County Road, containing one acre, more or less, with all improvements thereon, and having the following metes and bounds, according to a plat of property of Robert Jenkins, prepared by R. B. Bruce, R.L.S., in December, 1958, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 55 at Page 67.

BEGINNING at a point in the center of a County Road at the intersection of said County Road and Burgess School Road, and running thence, S. 86-20 W. 375.0 feet to a point; thence, N. 34-52 E. 296.6 feet to a point in center of said County Road; thence along the center of said County Road S. 43-0 E. 300.0 feet to the beginning corner.

This lot of land is a portion of that tract of land conveyed to me by Annie Arnold Levant by deed dated January 6, 1945, and recorded in said RMC Office in Deed Book 271 at page 32

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

James B. ...
 (Witness)
Roy P. ...
 (Witness)

Robert Jenkins (LS)
 (Robert Jenkins)
Mary T. Jenkins (LS)
 (Mary T. Jenkins)

0659

4329 RV-2J