

RECORDING FEE
PAID \$ 2.50

REAL PROPERTY MORTGAGE BOOK 1353 PAGE 809

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS J. A. Maddox Susan F. Maddox Rt. 1 Farris Bridge Road, Greenville, SC		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 10 N. Stone Avenue Greenville, SC			
LOAN NUMBER 30072	DATE 11-12-75	DATE FINANCE CHARGE BEGINS TO ACCRUE 11-12-75	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 17	DATE FIRST PAYMENT DUE 12-17-75
AMOUNT OF FIRST PAYMENT \$ 100.00	AMOUNT OF OTHER PAYMENTS \$ 100.00	DATE FINAL PAYMENT DUE 11-17-85	TOTAL OF PAYMENTS \$ 12,000.00	AMOUNT FINANCED \$ 11,717.00	

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 In Paris Mountain Township, containing 8.5 acres, more or less, and being a portion of the property shown on plat of Mary J. McVabb recorded in the R.M.C. Office for Greenville County in Plat Book T, at page 34, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Farris Bridge Road, also known as Saluda Dam Road, at the corner of Bagwell, and running thence N 28 E 693 feet to an iron pin in the creek thence along said creek in an easterly direction, 501.58 feet; thence along the Hunt property S 28 W 693 feet to an iron pin in the center of said road; thence along the center of said Road, N 67 W 165 feet to an iron pin; thence along the center of said Road, N 65 W 330 feet to the point of beginning and being the same property conveyed to us in Deed Book 265, at page 56.

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

[Signature]
(Witness)

[Signature]
(Witness)

James A. Maddox (LS)
Susan F. Maddox (LS)