

RECORDING FEE
PAID \$ 2.50

REAL PROPERTY MORTGAGE BOOK 1255 PAGE 459 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Donald D. McKinley Bertie McKinley 203 Waymon Drive Greer, SC		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 10 W. Stone Avenue Greenville, SC			
LOAN NUMBER	DATE 12-1-56	DATE FINANCE CHARGE BEGINS TO ACCRUE DATE OF CLOSING OF TRANSACTION	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 9	DATE FIRST PAYMENT DUE 1-2-57
AMOUNT OF FIRST PAYMENT \$ 100.00	AMOUNT OF OTHER PAYMENTS \$ 150.00	DATE FINAL PAYMENT DUE 12-1-57	TOTAL OF PAYMENTS \$ 10,000.00	AMOUNT FINANCED \$ 9,850.00	

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 All that piece parcel or lot land in Chick Springs Township, Greenville County State of South Carolina, near pleasant Grove Church and School; on the East side of the J. Waymon Smith Road, and being all of lot No. four (4) as shown on plat of the said J. Waymon Smith property, prepared by H. S. Brockman, Surveyor, June 21, 1948, and amended June 11th and July 1944, and having the following courses and distances less one acre as follows;

BEGINNING at an iron pin on the east side of J. Waymon Smith Road, joint front corner of lots Nos. 4 and 5; thence N 48-47 E one hundred ninety and ninety-five one hundredths (190.95) feet to iron pin; thence N 39-38 one hundred (100) feet to iron pin; thence S. 48-47 W one hundred ninety-one and fifty three one hundredths (191.53) feet to an iron pin on the east side of said road; thence therewith S 2000 East one hundred (100) feet to the beginning corner, and being the same conveyed to the grantors by deed of J. Waymon Smith, July 31, 1956, and recorded in the FWC Office for Greenville County, South Carolina, Volume 558 at page 400.

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)

Donald D. McKinley (LS)

Bertie McKinley (LS)

CT 82-1024D (10-72) - SOUTH CAROLINA
 FINANCIAL SERVICES

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