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REAL PROPERTY MORTGAGE BOOK 1331 PAGE 415 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Maggie D. King Route #4, White Horse Rd. Greenville, S. C. 29635		MORTGAGEE, C.I.I. FINANCIAL SERVICES ADDRESS 46 Liberty Lane Greenville, S. C. 29636	
LOAN NUMBER	DATE	DATE FIRST PAYMENT DUE	DATE FIRST PAYMENT DUE
	3-1-76	4-20-76	4-20-76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	TOTAL OF PAYMENTS	AMOUNT FINANCED
\$ 86.00	\$ 86.00	\$ 5160.00	\$ 3685.72

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 of land lying, being and situate on the Western side of White Horse Road near the City of Greenville, County and State aforesaid, containing .28 of an acre, more or less, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin on the western side of White Horse Road, said pin being located approximately 200.2 feet from the intersection of White Horse Road and Fairfield Road and running thence along and with the Western side of White Horse Road S. 36-32 E. 100 feet to an iron pin; thence S. 61-35 W. 123 feet to an iron pin; thence N. 36-32 W. 100 feet to an iron pin at the corner of the property now or formerly owned by Albert Taylor; thence N. 61-35 E. 123 feet to the beginning point.

This being the identical property conveyed to the grantor herein by deed recorded in the AMC Office for Greenville County in Deed Book 414 at page 442; and designated upon the Greenville County Block Book Maps as Parcel No. 383-1-3.

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

Rebecca Newell (Witness)  
John Ruffin (Witness)

Maggie D. King (Maggie D. King) (RS)

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4328 RV-2 J