

REAL PROPERTY MORTGAGE

BOOK 1331 PAGE 701 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Gloria N. Bouchillon also known as Gloria N. Bouchillon Richards Kenneth Richards 41 Holmes Drive Greenville, SC		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: P. O. Box 2423 10 W. Stone Avenue Greenville, SC 29602			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE FIRST PAYMENT DUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	3-4-76	3-9-76	60	9	4-9-76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 142.00	\$ 142.00	DENNIS-9-81 INKERSLEY P.M.C.	\$ 8520.00	\$ 6162.07	

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

situate, lying and being in the County of Greenville, State of South Carolina, and on the east-ern side of Holmes Drive, being shown as Lot #5 on plat of Holmes Acres, recorded in Plat Book Z at Page 1 in the R.M.C. Office for Greenville County. This lot fronts 90 feet on Holmes Drive.

This deed is made subject to any restriction and easements that may appear of record, on the recorded plat, or on the premises.

This is the same lot of land conveyed to the grantor and Grantee by H. D. Chiles by deed recorded April 7, 1970 in Deed Vol. 887 at Page 368 in the R.M.C. Office for Greenville County, SC.

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

H. W. Clark
(Witness)

Gloria N. Bouchillon (RS)

John A. Hill
(Witness)

Kenneth Richards (RS)