

REC-250

FILED REAL PROPERTY MORTGAGE JUL 12 1976 DOONES, TANKERSLEY

BOOK 1372 PAGE 517 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Janie M. Burts 121 Woodland Drive Fountain Inn, South Carolina 29644		MORTGAGEE: CIT. FINANCIAL SERVICES, Inc ADDRESS: 46 Liberty Lane P. O. Box 5758 sta. B. Greenville, S. C. 29606			
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LOAN NUMBER	DATE 7-9-76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 7-15-76	NUMBER OF PAYMENTS 50	DATE DUE EACH MONTH 28th	DATE FIRST PAYMENT DUE 8-28-76
AMOUNT OF FIRST PAYMENT \$ 62.00	AMOUNT OF OTHER PAYMENTS \$ 62.00	DATE FINAL PAYMENT DUE 7-15-81	TOTAL OF PAYMENTS \$ 3720.00	AMOUNT FINANCED \$ 2657.15	

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 lot of land lying in the State of South Carolina, County of Greenville in the Town of Fountain Inn, known as Lot 17 on a Plat of Woodland Heights, recorded in Plat Book EE, Page 101, R.M.C. Office For Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Woodland Drive, at the corner of Lot 18, thence with said Drive, S. 5-10 W. 40 feet, to an ironpin; thence S.10W, 35 ft to an iron pin; thence along the line of Lot 16, N. 78-15 W., 190.9 feet to an iron pin; thence N. 30-06E, 78.6 ft to an iron pin; thence S. 78-15 E., 162.2 ft to the point of beginning.

This is the same property conveyd to the grantor and grantee by deed recorded in the R.M.C. Office for Greenville County in Deed Book 685, Page 387.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

As part of the consideration for this conveyance, the grantee herein assumes and agrees to pay that certain mortgage to Fountain Inn Federal Savings and Loan Association, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 573, Page 207, and has an unpaid balance of \$2,388.36.

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

Stephen M. Phillips (Witness)
Ray P. Lowe (Witness)

Janie M. Burts (L.S.)
(Janie M. Burts)

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

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