

GREENVILLE CO. S. C.
REAL PROPERTY MORTGAGE
 JUL 28 12 00 PM '76

BOOK 1373 PAGE 909 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Seven M. Inc. 3 Page Lane Mauldin, S. C. 29662		MORTGAGEE: C.I.T. FINANCIAL SERVICES 10 W. Stone Ave. P. O. Box 2423 Greenville, S. C. 29602			
LOAN NUMBER 16626251	DATE 7-19-76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF MORTGAGE 7-23-76	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 23	DATE FIRST PAYMENT DUE 8-23-76
AMOUNT OF FIRST PAYMENT \$ 122.00	AMOUNT OF OTHER PAYMENTS \$ 122.00	DATE FINAL PAYMENT DUE 8-23-84	TOTAL OF PAYMENTS \$ 11,712.00	AMOUNT FINANCED \$ 7,507.70	

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 situate in Greenville County, State of South Carolina, being shown as Lot 130 and part of Lot 129 on plat of City View recorded in Plat Book A at Page 460 and 461, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on McDade Street at the joint front corner of Lot 131 and running thence with said Lot N. 89-30 W. 157.5 feet to an iron pin on Fletcher Street; thence with Fletcher Street W. 10-00 E. 71.5 feet to an iron pin on McDade Street; thence with said Street S. 00-30 W. 75.0 feet to the beginning corner.

Being the same property conveyed to the Grantor herein by Deed of Carla A. Hills, Secretary of Housing and Urban Development, of Washington, B. C. dated June 26, 1975, recorded in the RMC Office for Greenville County on July 2, 1975, in Book 1020 at Page 709.

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

Jennifer Trappi
 (Witness)
A. A. Smith
 (Witness)

Seven M. Inc.

x *George Peter* President (L.S.)

x *Peter D. Manos* (L.S.)

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