

REAL PROPERTY MORTGAGE

BOOK 1374 PAGE 277 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS George Day Anderson Grace Anderson Route #3 Box 153 Goodwin Bridge Road Travelers Rest, South Carolina 29690		MORTGAGEE: CIT. FINANCIAL SERVICES, Inc ADDRESS: 16 Liberty Lane P. O. Box 5758 Sta. B. Greenville, S. C. 29606			
LOAN NUMBER	DATE 7-29-76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 8-4-76	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 4th	DATE FIRST PAYMENT DUE 9-4-76
AMOUNT OF FIRST PAYMENT 121.00	AMOUNT OF OTHER PAYMENTS \$ 121.00	DATE FINAL PAYMENT DUE 8-4-86	TOTAL OF PAYMENTS \$ 14,520.00	AMOUNT FINANCED \$ 8541.18	

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 of 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 in the County of Greenville, State of South Carolina, in Seluda Township, northeast of the Town of Marietta, located on the eastern side of State Road No. 130 near Goodwin's Bridge Road, Containing 0.96 acre, more or less, and having the following metes and bounds, to-wit:

Beginning at an iron pin in the center of State Road #130 at a point 1075 feet north of the center of a county road leading to Talley Bridges Road, thence N. 66 E. 145 feet to an iron pin; thence N. 2-05 W. 131.2 feet to an iron pin; thence N. 11-30 E. 104.1 feet; thence leaving the old road bank S. 61-10 W. 255 feet to the center of State Road #130; thence with it, S. 25-50 E, 100 feet to a point; thence continuing with the road, S. 24 E 100 feet to the point of beginning and being the same conveyed to us in deed book 598 at page 302.

This being the same property conveyed to George Day Anderson by Paul and Marthyn A. Bell by deed dated the 6th day of May, 1963 and recorded in the REC Office for Greenville County recorded on the 6th day of May 1963 in deed book 722 at page 126.

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, fees, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagee 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-ow) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered  
in the presence of

*Russell Muwall*  
(Witness)  
*Ray P. Lowe*  
(Witness)

*George Day Anderson* (LS)  
(George Day Anderson)  
*Grace Anderson* (LS)  
(Grace Anderson)