



BOOK 1381 PAGE 415

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Kenneth Marvin Furry Mildred Furry 4100 Edwards Rd. Taylors, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Ln P. O. Box 5758 Sta. B. Greenville, S. C. 29606	
LOAN NUMBER	DATE 10/25/76	DATE FIRST PAYMENT DUE 11/29/76	NUMBER OF PAYMENTS 96
AMOUNT OF FIRST PAYMENT \$ 168.00	AMOUNT OF OTHER PAYMENTS \$ 168.00	DATE FINAL PAYMENT DUE 10/29/84	TOTAL OF PAYMENTS \$ 16,128.00
			AMOUNT FINANCED \$ 9066.98

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

61 69301 25M
250M

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 in the County of Greenville, State of South Carolina, on the Easterly side of Edwards Road, being shown and designated as Lot No. 4, on plat of property of Leslie & Shaw, Inc., recorded in the R.M.C. Office for Greenville County, S.C., in plat Book "LL", at page 45, and has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of edwards Road at joint front corner of Lot 4 and 5 and running thence S. 62-140 feet to an iron pin; thence S. 5-17 W. 59.9 feet to an iron pin on the northerly side of Broadleaf Court N88-56 E. 38.4 feet to an iron pin; thence continuing with said Broadleaf Court N. 71-38 E. 38.2 feet to an iron pin; thence still continuing with the northerly side of Broadleaf Court N. 62-13 W. 76 to 5 feet to an iron pin; thence on a curve the radius of which is N. 17-13 W. 21.2 feet to an iron pin on the northerly side of Edwards road; thence with the easterly side of Edwards Road N. 27-47 E. 65 feet to the point of beginning.

This being the same property conveyed to Kenneth Marvin Furry by James E. and Lizabeth McCarney by Deed dated to Day Oct. 1963 and recorded in the R.M.C. Office for Greenville County, recorded to Day Oct. 1963 in Deed Book 734 at Page 131.

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 such insurance in Mortgagee's own name, and such payments and such expenditures for insurance shall be due and payable to Mortgagee on demand, 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.

After Mortgagor has been in default for failure to make a required instalment for 10 days or more, Mortgagee may give notice to Mortgagor of his right to cure such default within 20 days after such notice is sent. If Mortgagor shall fail to cure such default in the manner stated in such notice, or if Mortgagor cures the default after such notice is sent but defaults with respect to a future instalment by failing to make payment when due, or if the prospect of payment, performance, or realization of collateral is significantly impaired, the entire balance, less credit for unearned charges, shall, at the option of Mortgagee, become due and payable, without notice or demand. Mortgagor agrees to pay all expenses incurred in realizing on any security interest including reasonable attorney's fees as permitted by law.

Mortgagor and Mortgagor's spouse hereby waive all marital rights, homestead exemption and any other exemption under South Carolina law.

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 Murrell (Witness)
Ray P. Howe (Witness)

Kenneth Marvin Furry (LS)
Mildred Furry (LS)

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