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9384 1384 PAGE 36 ORIGINAL REAL PROPERTY MORTGAGE NOV291976: MAMES AND ADORESSES OF ALL MORTEAGORS NORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. DERNIES TARRESTE ADDRESS 46 Liberty Lane Marie Griffin P. O. Box 5758 Sta. B. Route #5, Box 433 Greenville, S. C. 29606 Piedmont, South Caro以前 2周673 NUMBER OF LOAN NUMBER DATE FIRST PAYMENT DUE EYCH SAID BLAND DATE FINANCE CHAPGE BEG NS TO ACCRUE \_11/18/76\_ \_11/24/76 AMOUNT FINANCED 11112.18 AMOUNT OF OTHER PAYMENTS 100.00 11/24/81 total of payments AMOUNT OF FIRST PAYMENT 100.00

## 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 Mortgagoe in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagoe, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagoe, its successors and assigns, the following described real estate, together with all present and future improvements

ALL those pieces, parcels or lots of land with improvements lying on the Southern side of Rockvale Drive, the Eastern side of Kenmore Drive and the Southwestern side of Citadel Street in Gentt Township, Greenville County, South Carolina, being shown as Lots Nos. 2 and 3 on a plat of KENMORE TERRACE, prepared by J. Mac Richardson, dated November, 1958, and recorded in the R.M.C. Office for Greenville County, South Carolina, in plat Book XX at page 7, having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Eastern side of Kenmore Drive at the common corner of Lots Nos. 3 and 4, and running thence along the Eastern side of Kenmore Drive N. 0-50 E. 150 feet to an iron pin; thence along the Southern side with the Curve of Rockva Perapheter of the Politic of the Curve of Rockva Perapheter of the Politic of th

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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, Mortgagor may give notice to Mortgagor of his right to cure such default within 20 days after such notice is sent. If Mortgagor shall fall 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 Mortgagor defees 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 exempt on and any other exempt on under South Carofina 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

Mehael M. Bridges

12-CHUC

Thomas K. Griffing a

Marie Griffin

..... (LS.)

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