



BOOK 1398 PAGE 81 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS
 James Tollison
 Louise Tollison
 Route #11, Lot 83 Sorrell
 Mustang Village
 Greenville, S. C. 29611

MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC.
 ADDRESS: 4 Liberty Lane
 P. O. Box 5758 Sta. B
 Greenville, S. C. 29607

LOAN NUMBER	DATE 4/27/77	NUMBER OF PAYMENTS 72	DATE DUE EACH MONTH 2nd	DATE FIRST PAYMENT DUE 6/2/77
AMOUNT OF FIRST PAYMENT \$ 139.00	AMOUNT OF OTHER PAYMENTS \$ 139.00	TOTAL OF PAYMENTS \$ 10,000.00	AMOUNT FINANCED \$ 8715.70	

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 piece, parcel or lot of land situate, lying and being on the South-western side of Sorrell Drive in Greenville County, South Carolina; being shown and designated as Lot No. 83 on a plat of MUSTANG VILLAGE made by Dalton & Neves, Engineers, dated June 1967 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book TTT, Page 1, reference to which is hereby craved for the metes and bounds thereof.

The above property is a portion of the same conveyed to the Grantors by deed recorded in the DEED Book 817, Page 277, and is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the above described real estate.

TO HAVE AND TO HOLD unto said Mortgagee, its successors and assigns forever.

(continued)

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 the indebtedness as herein before provided.

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. 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 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 Mortgagee'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 Duval (Witness)
Ray F. Rowe (Witness)

James A. Tollison (RS)
Marta Lavin Tollison (RS)

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