



BOOK 1396 PAGE 452 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Milton T. Monroe 105 Welcome Avenue Greenville, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. 14 Liberty Lane P. O. Box 5734 Ste. B. Greenville, S. C. 29606			
LOAN NUMBER	DATE: 5/2/77	DATE FINANCE CHARGE BEGINS TO ACCRUE IF BORROWER FAILS TO MAKE PAYMENTS	NUMBER OF PAYMENTS: 60	DATE DUE EACH MONTH: 5th	DATE FIRST PAYMENT DUE: 6/6/77
AMOUNT OF FIRST PAYMENT: \$ 72.00	AMOUNT OF OTHER PAYMENTS: \$ 82.80	DATE FINAL PAYMENT DUE: 3/6/81	TOTAL OF PAYMENTS: \$ 7728.00	AMOUNT FINANCED: \$ 4631.95	

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 in Greenville County, State of South Carolina, on the southeastern corner of the intersection of McClain and Welcome Avenue and having the following metes and bounds, to-wit: Beginning at an iron pin at the southeastern corner of the intersection of Welcome and McClain Avenue and running thence along the south side of Welcome Avenue N. 50-00 E. 115 feet to an iron pin thence S. 32-24 e. 191 feet to an iron pin; thence S. 66-29 W. 169.1 feet to an iron pin; thence along the eastern side of McClain Avenue N. 15-00 W. 175 feet to the point of beginning.

This being the same property conveyed to Milton T. Monroe and Pearle P. Monroe by ~~GO HAVE AND TO HOLD~~ and recorded in the Real Estate Records of Greenville County, South Carolina, for number 1963 and recorded in the R.M.C. Office for Greenville County, recorded on 2nd Day December 1963 in deed book 751 at Page 217.

- Mortgagor agrees to pay the indebtedness as herein before provided.
- 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 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 Duwall
 (Witness)
Ray P. Crowe
 (Witness)

Milton T. Monroe (RS)
 (Milton T. Monroe)
 _____ (RS)

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