



MORTGAGE NO. 1398 PAGE 454 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Bobby E. Dorn Mary B. Dorn 301 Poplar Drive Greer, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 16 Liberty Lane P. O. Box 5753 Sta. B. Greenville, S. C. 29606			
LOAN NUMBER	DATE 5/19/77	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION 5/25/77	NUMBER OF PAYMENTS	DATE DUE EACH MONTH 27th	DATE FIRST PAYMENT DUE 6/23/77
AMOUNT OF FIRST PAYMENT \$9.00	AMOUNT OF OTHER PAYMENTS \$9.00	DATE FINAL PAYMENT DUE 5/25/80	TOTAL OF PAYMENTS \$2910.00	AMOUNT FINANCED \$2010.97	

**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 in Chick Springs Township, Greenville County, State of South Carolina, on the east side of Poplar Drive (formerly New Pelham Road) in the City of Greer, being Lot No. 2 of the Green property according to survey and plat by H. O. Owens, Surveyor, dated January 10, 1935, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of the said Poplar Drive, corner of Lot No. 1, and running thence S. 82.20 E. 5.70 chs. to an iron pin in ditch on Johnson line; thence with same S. 7.00 E. 55 links to iron pin at Johnson's corner; thence S. 7.00 E. 33 links to iron pin; thence N. 82.20 W. 5.80 chs. to an iron pin on edge of Poplar Drive; thence along same N. 82.20 E. 88 links to the beginning corner.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. This is the same property as conveyed to Bertha Factor by deed from Juanita W. Goodson, Virgil D. Factor, and Harold H. Factor, Jr., said deed being duly recorded in the office of R. M. C. for Greenville County in deed book 495 at page 251.

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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 Ruwall (Witness)  
Ray P. Lowe (Witness)

Bobby E. Dorn (B.E. Dorn) (RS)  
Mary B. Dorn (M.B. Dorn) (RS)

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