

FILED
REAL PROPERTY MORTGAGE
AUG 26 1976

BOOK **1376** PAGE **339** ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Charles T. Hodge Doris A. Hodge Route #7 Greer, South Carolina 29615		MORTGAGEE: C.I.T. FINANCIAL SERVICES, Inc. ADDRESS: 46 Liberty Lane P. O. Box 5758 Sta. B. Greenville, S. C.	
DONNIE S. TANKERSLEY R.M.C.			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS
	8-24-76	8-30-76	50
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS
\$51.00	\$ 51.00	8-30-81	\$ 3060.00
			DATE FIRST PAYMENT DUE
			9-30-76
			AMOUNT FINANCED
			\$ 2183.72

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 certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in O'Neal Township, about two miles north of Greer, on the Southern side of road leading from Apalache to State Highway No. 14 and being shown as lot of Charles T. Hodge on plat made for L. E. Hodge by H. S. Brockman, Surveyor, dated April 11, 1963, and having the following metes and bounds, according to said plat, to-wit: Beginning at a stake near the Northern edge of said road, corner of property owned now or formerly by L. E. Hodge, (iron pin set off 31 feet on south bank of road) and running thence S. 1-38 W. 151 feet along the line of property owned now or formerly by L. E. Hodge to an iron pin; thence N. 79-26 W. 90.4 feet to an iron pin, corner of lot marked James E. Hodge on said plat; thence N. 1-35 E. 147 feet along the line of said lot to a nail on the Northern edge of said road (iron pin set off 27 feet on South side of said road); thence S. 81-49 E. 90 feet along said road to the beginning corner. This being the same property which was conveyed to mortgagee herein by L. E. Hodge by deed recorded in the R.M.C. Office for said county in Deed Book 722, page 271. TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. For a more particular description see the aforesaid plat which has been recorded in the said office in Deed Book 473, Recording Date 5-9-63. 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 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 insurance in Mortgagee's own name, and such payments and expenditures for insurance 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.

Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

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

<p style="text-align: center;"><i>Rebecca Kruell</i> (Witness)</p> <p style="text-align: center;"><i>Roy F. Howe</i> (Witness)</p>	<p style="text-align: center;"><i>Charles T. Hodge</i> (Charles T. Hodge) (LS)</p> <p style="text-align: center;"><i>Doris A. Hodge</i> (Doris A. Hodge) (LS)</p>
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