

GREENVILLE CO. S.C.
REAL PROPERTY MORTGAGE

BOOK 1409 PAGE 776 ORIGINAL

SEP 13 3 58 PM '77

NAMES AND ADDRESSES OF ALL MORTGAGORS Robert E. Nalley Jr Joyce P. Nalley P.O. Box 7425 Easley Highway Rt 11 Greenville, S.C. 29610		MORTGAGEE DONNIE S. TANKERSLEY R.I.O.		CIT. FINANCIAL SERVICES ADDRESS: 10 W. Stone Ave. Greenville, S.C. 29602	
LOAN NUMBER 27793	DATE 9-12-77	DATE FINANCE CHARGE BEGINS TO ACCRUE 9-12-77	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 16	DATE FIRST PAYMENT DUE 10-16-77
AMOUNT OF FIRST PAYMENT \$ 174.00	AMOUNT OF OTHER PAYMENTS \$ 174.00	DATE FINAL PAYMENT DUE 9-16-87	TOTAL OF PAYMENTS \$ 20,880.00	AMOUNT FINANCED \$ 10,387.25	

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, situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville township, school district 8-f, being known and designated as lot no. 2 of the property of Eugene Nalley, according to said plat, the following metes and bounds:

Beginning at an iron pin in the center of an unnamed road, said pin being 558.2 feet in a southwesterly direction from an iron pin at the corner of property now or formerly belonging to Fallis Realty Corporation and running thence along the center of said road s. 76-21 w. 307.4 feet to an iron pin; thence s. 86.04 w. 170.9 feet to an iron pin at the joint front corner of lots nos. 1 and 2; thence along the dividing line of said lots S. 15-05 W. 278.1 feet to an iron pin in the center of the road; thence S. 59-04 E. 137.4 feet to an iron pin at the bend in said road; thence n. 65-56 E. 73.7 feet to an iron pin at another bend TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

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

Larry W. Pope
(Witness)
H. McClellan
(Witness)

Robert E. Nalley Jr. (L.S.)
Joyce P. Nalley (L.S.)

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