

REAL PROPERTY MORTGAGE

1422 609 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Earle Lee Riden Faye Riden 5 Spruce Street Greenville, SC 29611		MORTGAGEE C.I.T. FINANCIAL SERVICES ADDRESS 10 West Stone Ave. Greenville, SC 29602			
LOAN NUMBER 28066	DATE 02/01/78	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 02/07/78	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 07	DATE FIRST PAYMENT DUE 03/07/78
AMOUNT OF FIRST PAYMENT \$ 164.00	AMOUNT OF OTHER PAYMENTS \$ 164.00	DATE FINAL PAYMENT DUE 02/07/86	TOTAL OF PAYMENTS \$ 15744.00	AMOUNT FINANCED \$ 8851.10	

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 in Greenville County, State of South Carolina situate lying and being in Greenville Township known and designated as Lot 10, Section A of Woodville Heights according to plat of W.J. Riddle, recorded in Plat Book L at Pages 14 and 15 and described as follows:

BEGINNING at an iron pin at the southwestern intersection of Spruce Street and Oak Street and running thence with the west side of Spruce Street S. 9-50 W. 166.4 Feet to corner of Lot 1; thence along rear line of Lot 1 S. 73-10 W. 75.8 feet to rear corner of Lot 11; thence along common line of Lots 10 and 11 N. 9-00 W. 150 feet to pin on west side of Oak Street; thence along Oak Street N. 73-10 E. 129.8 feet to the point of beginning,

This property is conveyed subject to restrictive covenants of record and to any easements or rights-of-way affecting same.

This being the same property conveyed to Earle Lee Riden by Joseph F. Cole by deed dated the 19th day of July, 1974 and recorded in the RVC Office of Greenville County and recorded on August 6, 1974 in deed book 1004 at page 384.

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.

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

Beverly Dodd  
(Witness)

W. McClure  
(Witness)

Earle Lee Riden (also known as)  
Earle Lee Riden (L.S.)

Faye Riden (L.S.)