

REAL PROPERTY MORTGAGE

ORIGINAL

1400 482

NAMES AND ADDRESSES OF ALL MORTGAGORS J. C. Bryant Jessie Bryant 41 Metts Street Greenville, S. C.		Property located Star Rt #1 Marietta, S. C.		MORTGAGEE: G.I.T. FINANCIAL SERVICES, INC. ADDRESS: 446 Liberty Lane P. O. Box 5758 Sta. B. Greenville, S. C. 29606	
LOAN NUMBER	DATE	DATE FIRST PAYMENT DUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	6/7/77	7/13/77	60	13th	7/13/77
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 175.00	\$ 175.00	6/13/82	\$ 10500.00	\$ 7196.30	

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 Gantt Township, Greenville County, State of South Carolina, being located in School District 16-B on the South Saluda River, and being shown and designated as Lot No. 11 on plat of property of B.W. Anders made by G. A. Ellis, Surveyor, July 27th 1945 and described as follows: BEGINNING at the joint of lots 10 and 11 and running thence laong siad joint line N. 69½ West 200 feet to an iron pin on the South Saluda River; running thence along said River N. 25 East 70 feet to an iron pin at rear joint corner of Lots 11 and 12 thence along rear kune of lots 11 and 12 S. 61½ East 200 feet to an iron pin; running thence S. 25 West 75 feet to the beginning corner. This conveyance is mdae subject to any restrictions or easements that may appear of record, ~~on the recorded plat (s) or on the premises~~ and assigns forever. This being the same property conveyed to J. C. Bryant by W. A. Timms by deed dated 20th Day Sept 1966 and recorded in the R.M.C. Office for Greenville County, recorded on 27th Day Sept 1966 in Deed Book 806 at page 563.

- 0 Mortgagor agrees to pay all taxes, fees, 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.
- 0 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.
- 0 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 Howell  
(Witness)  
Ray P. Howe  
(Witness)

J. C. Bryant  
(J. C. Bryant) (I.S.)  
Jessie Bryant  
(Jessie Bryant) (I.S.)



82-1024E (110-76) - SOUTH CAROLINA

4328 RV-2