

REAL PROPERTY MORTGAGE 2008 1441 PAGE 822 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS James D. Gregory Joann P. Gregory Route 2, Box 67 Landrum, S.C. 29356		AUG 21 1978 W. S. HANKERSLEY	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 828 E. Main St., Box 2828 Spartanburg, S.C. 29304		
LOAN NUMBER 20112140	DATE 8-17-78		DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 8-22-78	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 22
AMOUNT OF FIRST PAYMENT \$ 162.00	AMOUNT OF OTHER PAYMENTS \$ 162.00	DATE FINAL PAYMENT DUE 8-22-83	TOTAL OF PAYMENTS \$ 9720.00	AMOUNT FINANCED \$ 6661.72	

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 Spartanburg.

All that lot of land located in the State of South Carolina, County of Greenville, about two miles south of Gowansville, on the west side of Turner Road, about one half mile south of S. C. Highway No. 14, containing 0.77 acres, more or less, as shown on a survey for Mack C. Barton, recorded in Plat Book 4-0, page 334, dated May 25, 1976 and recorded June 19, 1976, R.M.C. Office for Greenville.

This being the identical property conveyed to James D. Gregory and Joann P. Gregory by deed of Melvin D. Price and Glene C. Price, dated April 14, 1976 and recorded April 23, 1976, Deed Book 1035, page 158, R.M.C. Office for Greenville County.

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.

Mortgagee agrees to pay the indebtedness herein before provided



charges whatsoever against the above described real estate as they become to Mortgagee in Mortgagee's favor.

In satisfactory insurance, Mortgagee may, but is not obligated to, make such expenditures for insurance shall be due and payable to Mortgagee. Such expenditures 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

J. Banker P.
(Witness)
Katy Z. White
(Witness)

James D. Gregory (L.S.)
Joann P. Gregory (L.S.)

GCTO ----- 2 AUG 21 78 1509

2 SOCI

CI 82-1024E (10-76) - SOUTH CAROLINA
FINANCIAL SERVICES

4328 RV-2