

REAL PROPERTY MORTGAGE BOOK 1448 PAGE 248 ORIGINAL

OCT 25 1978
 JAMES S. TANKERSLEY

NAMES AND ADDRESSES OF ALL MORTGAGORS Odell McGee Mary A. McGee 29 Pacific Avenue Greenville, South Carolina 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, S.C. 29606			
LOAN NUMBER 27326	DATE 10-23-78	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 10-23-78	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 23	DATE FIRST PAYMENT DUE 11-23-78
AMOUNT OF FIRST PAYMENT \$ 62.00	AMOUNT OF OTHER PAYMENTS \$ 62.00	DATE FINAL PAYMENT DUE 10-23-83	TOTAL OF PAYMENTS \$ 3720.00	AMOUNT FINANCED \$ 2549.55	

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 lying and being on the southerly side of Pacific Avenue, in the City of Greenville, South Carolina, and being designated as Lot No. 361 on Plat of Pleasant Valley as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book P, at Page 114, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southerly side of Pacific Avenue, joint front corner of Lots 360 and 361, and running thence with the southern side of Pacific Avenue N. 89-52 E. 60 feet to an iron pin, joint front corner of Lots 361 and 362; thence along the common line of said lots S. 0-08 E. 160 feet to an iron pin; thence S. 89-52 W. 60 feet to an iron pin, joint rear corner of Lots 360 and 361; thence along the common line of said Lots N. 0-08 W. 160 feet to an iron pin, the point of beginning, and being the same property conveyed to Cothran, Sims, Barker, Incorporated by Ronald A. Batson and Judith Ann C. Batson, by deed dated January 10, 1972 and recorded in said RMC Office in Deed Book 933 at Page 359.

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 the indebtedness as herein before provided.

This property is subject to existing easements, restrictions and rights-of-way upon or affecting said property.

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. Derivation: Deed Book 910, Page 133 - Cothran, Sims, Barker, 4/4/72.

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.

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

Sandra Singsen
 (Witness)

John R. Coffey
 (Witness)

Odell McGee
 Odell McGee (L.S.)

Mary A. McGee
 Mary A. McGee (L.S.)

CIT FINANCIAL SERVICES 82-1024E (110-76) - SOUTH CAROLINA

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