



BOOK 1449 PAGE 39 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS John D. Drinkard Dorothy Drinkard 12 Deoyley Avenue Greenville, South Carolina 29605		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, South Carolina 29606			
LOAN NUMBER 27339	DATE 10-31-78	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER 10-31-78	NUMBER OF PAYMENTS 84	DATE DUE EACH MONTH 31	DATE FIRST PAYMENT DUE 11-30-78
AMOUNT OF FIRST PAYMENT \$ 110.00	AMOUNT OF OTHER PAYMENTS \$ 110.00	DATE FINAL PAYMENT DUE 10-31-85	TOTAL OF PAYMENTS \$ 9240.00	AMOUNT FINANCED \$ 5538.20	

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 situate in the state of South Carolina, County of Greenville on the northern side of DeOyley Avenue, being known and designated as Lot No. 210 as shown on a plat of Augusta Road Ranches, recorded in the R.M.C. Office for Greenville County in Plat Book "L", at Pages 52 and 53, and having, according to said Plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the Northern side of DeOyley Avenue at the joint front corner of Lots 210 and 211, and running thence with the common line of said lots N. 0-13 W. 140 feet to an iron pin on the northern side of DeOyley Avenue; thence with the line of said DeOyley Avenue S. 89-47 W. 60 feet to the point of beginning. This conveyance is made subject to such easement right-of-way and restrictions of record or as appear on the premises. This is the same property conveyed to the grantors herein in by deed recorded in the RMC Office for Greenville County in

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. Deed Book 954, at Page 79. Derivation is as follows: Deed Book 965, Page 413 - Jerry Grills and

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Doris Grills 1-23-73.

Mortgagor agrees to pay the indebtedness as herein before provided.

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 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 Simpson
(Witness)

Ray W. Cap
(Witness)

John D. Drinkard (RS)
John D. Drinkard

Dorothy Drinkard (RS)
Dorothy Drinkard