

1679

REAL PROPERTY MORTGAGE

16794 16795 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS		MORTGAGEE CITI FINANCIAL SERVICES INC.		
H.D. Austin (Property located at Bessie L. Austin #5 Bayou Street 707 Jenkins Street Greenville, S.C.)		ADDRESS 16 Liberty Lane P.O.Box 5758 Station B Greenville, S.C. 29606		
LOAN NUMBER	DATE	INTEREST RATE	NUMBER OF PAYMENTS	DATE FIRST PAYMENT DUE
27453	1-11-79	12.91479	148	2-11-79
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FIRST PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT PAID TO DATE
\$171.00	\$171.00	1-11-83	\$206.00	\$144.29

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

I, OW, KNOW ALL MEN, that Mortgagor (I, or 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 of future and other obligations of Mortgagor to Mortgagee, the Maximum Outstanding at any given time not to exceed said amounts 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 situate, lying and being in the City of Greenville, State and County aforesaid, on the Bayou Street of Bayou Street (corner of Bayou Alley) containing exactly four (4) acres and having the following dimensions and boundaries, to wit:

Bounding on the South side on the Bayou Street, the following: From the corner of Jenkins St., at the corner of Jenkins and Bayou, running North along the Bayou Street and Jenkins property to an easterly projection of 10 ft. from the corner of Jenkins and Bayou, then turning North along Bayou Street to an easterly projection of 10 ft. the corner of Jenkins and Bayou, then turning West along Bayou Street with the line of said corner for a distance of 10 ft. and so continuing to the beginning.

TO HAVE AND TO HOLD all the singular the real estate described above unto said Mortgagee, its successors and assigns forever.

If Mortgagor shall fully pay according to terms the indebtedness herein set forth, this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, fees, assessments, obligations, encumbrances and any charges whatsoever upon the above described real estate as they become due. Mortgagor also agrees to maintain insurance in such form and amount as may be sufficient to protect the interest of Mortgagee in Mortgagor's favor.

At the option of Mortgagee, all or any part of the principal amount of the note may be paid in full at any time prior to maturity, provided, however, that if the principal amount of the note is paid in full prior to the maturity date, the rate of interest shall be reduced to the rate of interest on the unpaid balance of the note.

After default by Mortgagor, the right to foreclose and sell the above described real estate, or any part thereof, or to exercise any other remedy available to Mortgagee, shall not be deemed to affect the rights of Mortgagee to collect the amount of the principal amount of the note, plus interest thereon, and all other amounts due under the note, and to collect the same from Mortgagor, notwithstanding the sale of the above described real estate.

This mortgage shall extend, consolidate and renew all or any part of the mortgage held by Mortgagee against Mortgagor on the above described real estate.

In witness whereof, the above set out in our hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Bessie L. Austin

John R. Gaffey Jr.

H. D. Austin

Bessie L. Austin

CIT

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