

WTS 1231

GREENVILLE CO. S. C.

REAL PROPERTY MORTGAGE BOOK 1551 PAGE 306

ORIGINAL

AUG 28 12 34 PM '81

NAMES AND ADDRESSES OF ALL MORTGAGORS Linda Katherine Lineberger 221 Buist Avenue Greenville, SC 29609		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Station B Greenville, SC 29606			
LOAN NUMBER 28686	DATE 8-21-81	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 8-27-81	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 27th	DATE FIRST PAYMENT DUE 9-27-81
AMOUNT OF FIRST PAYMENT \$ 105.00	AMOUNT OF OTHER PAYMENTS \$ 105.00	DATE FINAL PAYMENT DUE 8-27-91	TOTAL OF PAYMENTS \$ 12,600.00	AMOUNT FINANCED \$ 5827.34	

**THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$50,000.**

The words "you" and "your" refer to Mortgagee. The words "I," "me" and "my" refer to all Mortgagors indebted on the note secured by this mortgage.

To secure payment of a note which I signed today promising to pay you the above Total of Payments and to secure all my other and future obligations to you, the Maximum Outstanding at any given time not to exceed the amount stated above, each of the undersigned grants, bargains, sells and releases to you the real estate described below and all present and future improvements on the real estate, which is located in South Carolina, County of Greenville

ALL that piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being in the County of Greenville, Greenville Township, State of South Carolina, known and designated as Lot No. 15 on plat of subdivision known as Oakhurst recorded in the RMC Office for Greenville County in Plat Book I, Page 84. Reference to said plat is hereby craved for a metes and bounds description thereof.

This conveyance is subject to all easements, restrictions, rights of way, including road rights of way, if any, appearing of record affecting this property.

As a part of the consideration herein, the Grantee agrees to assume and pay the balance due on the certain mortgage to The Galbreath Mortgage Company, currently serviced by Chemical Mortgage Company, dated December 22, 1978, recorded January 8, 1979, in the RMC Office for Greenville County in Mortgage Book 1454 at page 671, in the original mortgage amount of \$24,050.00, and having a current balance of \$23,485.36.

Derivation is as follows: Deed Book 1152, Page 621, From James L. Hardwick, et al., dated July 30, 1981. This mortgage according to its terms this mortgage will become null and void.

Also known as 221 Buist Avenue, Greenville, S.C. I will pay all taxes, liens, assessments, obligations, encumbrances and any other charges against the real estate and maintain insurance on the real estate in your favor in a form and amount satisfactory to you. You may pay any such tax, lien, assessment, obligation, encumbrance or other charge or purchase such insurance in your own name, if I fail to do so. The amount you pay will be due and payable to you on demand, will bear interest at the highest lawful rate, will be an additional lien on the real estate and may be enforced and collected in the same manner as any other obligation secured by this mortgage.

If I am in default for failure to make a required payment for 10 days or more, you may send me a notice giving me 20 days to eliminate the default. If I do not eliminate the default in the manner stated in the notice, or if I eliminate the default after you send the notice but default on a future payment by failing to pay on schedule, or if my ability to repay my loan or the condition, value or protection of your rights in the collateral securing my loan is significantly impaired, then the full amount I owe, less any charges which you have not yet earned, will become due, if you desire, without your advising me.

I will pay all expenses you incur in enforcing any security interest, including reasonable attorney's fees as permitted by law.

Each of the undersigned agrees that no extension of time or other variation of any obligation secured by this mortgage will affect any other obligations under this mortgage.

Each of the undersigned waives marital rights, homestead exemption and all other exemptions under South Carolina law.

This mortgage will extend, consolidate and renew any existing mortgage you hold against me on the real estate described above.

Signed, Sealed, and Delivered  
in the presence of

*Rebecca Russell*  
(Witness)

*Linda Katherine Lineberger* (L.S.)  
Linda Katherine Lineberger

*John R. Gifford*  
(Witness)

(L.S.)

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