

NOV 15 1974
 DONNIE S. JANKERSLEY

REAL PROPERTY MORTGAGE 990X 1327 PAGE 661 ORIGINAL

NAMES AND ADDRESSES OF MORTGAGORS HARVE PORTER DYER JANIE DYER HWY 20, RT 2 PIEDMONT, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES CORP ADDRESS: 10 W. STONE AVENUE P.O. BOX 2423 GREENVILLE, S. C.			
LOAN NUMBER	DATE 11-6-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 11-11-74	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 26	DATE FIRST PAYMENT DUE 12-26-74
AMOUNT OF FIRST PAYMENT \$ 123.00	AMOUNT OF OTHER PAYMENTS \$ 123.00	DATE FINAL PAYMENT DUE 11-26-82	TOTAL OF PAYMENTS \$ 11808.00	AMOUNT FINANCED \$ 7569.24	

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 PLACE, PARCEL OR LOT OF LAND, WITH THE BUILDING AND IMPROVEMENTS THEREON, LYING AND BEING ON THE EASTERLY SIDE OF S.C. HIGHWAY NO. 20 (FORMERLY U.S. HIGHWAY NO. 29) NEAR THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING DESIGNATED ON LOT NO. 14 ON PLAT OF THE PROPERTY OF TROY C. DAVIS AND MRS. FRANCIS G. DAVIS AS RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, S.C. IN PLAT BOOK S, PAGE 69, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS, TO-WIT: BEGINNING AT AN IRON PIN ON THE EASTERLY SIDE OF S.C. HIGHWAY NO. 20, JOINT FRONT CORNER OF LOTS 14 AND 15, AND RUNNING THENCE ALONG THE COMMON LINE OF SAID LOTS S 86-30 E 545 FEET TO AN IRON PIN IN THE CENTER LINE OF A RIGHT-OF-WAY OF C. & G.R.R. DIVISION OF SOUTHERN RAILWAY; THENCE ALONG THE CENTER LINE OF SAID RIGHT-OF-WAY S 4-35 W 85 FEET TO AN IRON PIN, JOINT REAR CORNER OF LOTS 13 AND 14; THENCE ALONG THE COMMON LINE OF SAID LOTS N 86-30 W 544.9 FEET TO AN IRON PIN ON THE EASTERLY SIDE OF S.C. HIGHWAY NO. 20; THENCE ALONG THE EASTERLY SIDE OF SAID HIGHWAY N 4-30 2 85 FEET TO AN IRON PIN, THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THE P & N RAILROAD RIGHT-OF-WAY AND C.&G. R.R. DIVISION OF SOUTHERN RAILWAY, AS SHOWN ON THE AFORE-MENTIONED RECORDED PLAT.

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.

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 insurance in Mortgagee's own name, and such payments and expenditures for insurance 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.

Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

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

William J. ...
 (Witness)
Deborah Bukimaster
 (Witness)

Harve Porter Dyer
 HARVE PORTER DYER (LS.)
Janie Dyer
 JANIE DYER (LS.)