

PAID 1-250

REAL PROPERTY MORTGAGE BOOK 1364 PAGE 827 ORIGINAL

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|----------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------------------|-----------------------------------|
| NAMES AND ADDRESSES OF ALL MORTGAGORS Owen L. Raines Linda M. Raines Route #3 Honea Path, South Carolina | | MORTGAGEE: C.I.T. FINANCIAL SERVICES Inc ADDRESS: 46 Liberty Lane P. O. Box 5758 Sta. B. Greenville, S. C. 29606 | | | |
| LOAN NUMBER | DATE 4-12-76 | DATE THIS MORTGAGE BEGINS TO ACCRUE INTEREST | NUMBER OF PAYMENTS 60 | DATE DUE EACH MONTH 30th | DATE FIRST PAYMENT DUE 5-30-76 |
| AMOUNT OF FIRST PAYMENT \$175.49 | AMOUNT OF OTHER PAYMENTS \$ 123.00 | DATE FINAL PAYMENT DUE 4-15-81 | TOTAL OF PAYMENTS \$ 7255.49 | AMOUNT FINANCED \$ 5343.76 | |

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

located in South Carolina, County of Greenville
ALL that piece, parcel or lot of land situate, lying and being in the county of Greenville, State of South Carolina being known and designated as 2.66 acres, more or less, as shown on plat entitled "Property of F. M. Medlock", dated January 1971, prepared by C. O. Riddle, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of intersection of S. C. Road 23-51 and S. C. Road 23-50; running thence down center line of S. C. Road 23-51 S 46-19 W 923.1 feet to a spike, joint corner of subject property and Lude Medlock property; running thence up joint line of said property N 8-32 W 433.7 feet to a spike in the center line of S. C. Road 23-50; running thence down said road N77-52 E 365.1 feet and N 70-37 E 429 feet to point of beginning.

This conveyance is subject to all restrictions, easements and rights-of-way which may affect the property hereinabove described.

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. Mortgagee 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

Rebecca Russell (Witness)
Ray P. Lawrence (Witness)

Owen L. Raines (LS)
Linda M. Raines (LS)