809 ca 69	C) RE	AL PROPERTY MORI	GAGE 800K	L383 pag	297 ORIGINAL
	ung	MORTGAGEE ADDRESS:	cit Financial : 16 Liberty P. O. Box 5 Preenville	services, inc. /Lane 5758 Sta	. В.
LOAN NUMBER	DATE 11-17-76	EATE FINANCE CHAPSE BEGINS TO ACCRUE BY OTHER THAN EATE OF TRANSACTION 11-23-76		DATE DUE EACH MONTH 23	DATE FIRST PAYMENT DUE
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS		AMOUNT FINANCED
572,00	* 72.00	11-23-83	5184,00	ı	\$ 3319,23

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 Mortgagoe in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagoe, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagor 12/12/12/13/13 and assigns, the following described real estate, together with all present and future improvements

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township, being shown on on Plat of George Young, recorded in Plat Book "AAA", at page 75, and being according to said plat, the following metes and bounds, to -wit:

BEGINNING at an iron pin in the access road 497.5 feet S. 28-30 E. from Reedy Fork Road at the corner of other property conveyed to Edward Young in Deed Book 677, at page 466, and running thence along the property of Ray s. 28-30 E. 309.5 feet to an iron pin; thence S. 73-52 W. 92.4 feet to an iron pin; thence N. 32-11 W. 294.9 feet to an iron pin; thence N. 63-54 109.3 feet to the point of beginning and being a port Ponviole Property conveyed to George Nows; in Deed Book 677, at page 457.

This ibeing the game open arty is conveyed in the R.M.C. Office for Greenville County, recorded to the County of County, recorded to the County of County of County of County, recorded to the County of Coun

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 Mortgagoe in Mortgagoe'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, Mortgagoe 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 uncorned charges, shall, at the option of Mortgagoe, 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 spause hereby waive all marital rights, homestead exemption and any other exemption under South Caralina law.

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

In Wilness 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

in the presence of

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Kelucia Duvall

(Billy Young) (LS

Halley Gauss (LS)

CiT

82-1024E (10-76) - SOUTH CAROLINA

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