

JUL 26 1977
 DONNIE S. TANKERSLEY

REAL PROPERTY MORTGAGE

BOOK 1405 PAGE 157

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS R.M.C. Willis C. Ledford 3 Bond Street Taylors, South Carolina 29687		MORTGAGEE: C.I.T. FINANCIAL SERVICES, Inc. ADDRESS: 16 Liberty Lane Greenville, South Carolina	
LOAN NUMBER 25171	DATE 7-26-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 7-31-74	NUMBER OF PAYMENTS 118
AMOUNT OF FIRST PAYMENT \$ 96.00	AMOUNT OF OTHER PAYMENTS \$ 96.00	DATE FINAL PAYMENT DUE 8-5-78	DATE DUE EACH MONTH 5th
			DATE FIRST PAYMENT DUE 9-5-74
			TOTAL OF PAYMENTS \$ 1,608.00
			AMOUNT FINANCED \$ 3,464.66

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

Willie C. Ledford and Winnie Mae Ledford, Their heirs and assigns forever. ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 29, Section One of a subdivision known as Brookwood Forest as shown on a plat thereof prepared by C.C. Jones, C.E., dated November, 1962 and recorded in the R M C Office for Greenville County in Plat Book XX, at page 97, and having, according to said plat, the following metes and bounds, to-wit' BEGINNING at an iron pin on the western side of Bond Street, joint front corner of Lots Nos. 28 and 29, and running thence along the joint line of said lots, N. 89-05 W. 163.5 feet to the center line of a branch witnessed by an iron pin 8 feet, more or less, back on line, thence down the center of said branch, a traverse line being N. 14-30 W. 127 feet to a point in said branch, the joint rear corner of Lots Nos. 29 and 30; thence along the joint line of said lots, passing an iron pin at 10 feet, more or less, S. 79-46-E, 204.7 feet to an iron pin on the western side of Bond Street thence along the western side of Bond Street, S. 3-44 W. 80 feet to an iron pin; thence continuing along the western side of Bond Street, S. 0-55 W. 10 feet to the beginning corner.

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(CONTINUED)

This is the same property conveyed to the grantor by deed recorded in Deed Book 737 at page 301.

As a part of the consideration the grantees assume and agree to pay the balance of that certain mortgage in the favor of First Federal Savings and Loan Association recorded in the R.M.C. office for Greenville County in Mortgage Book 942 at page 310 and having a present balance of \$11,463.17

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
 John Ruffin Jr.
 (Witness)
 Becky Duwall
 (Witness)

Willie C. Ledford (LS)
 Willis C. Ledford
 (LS)

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