

GREENVILLE CO. S. C.

OCT 6 12 29 PM '77

REAL PROPERTY MORTGAGE

BOOK 1412 PAGE 202 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Donald F. Holp DONNIE S. TANKERSLEY Holp Electric, Inc. R.H.C. Rt 2 Batson RD./Mortgaged property Taylors, S.C. at Rt 5 Piedmont S.C. 381 Rockvale Drive.		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 10 W. Stone Ave. Greenville, S.C. 29602			
LOAN NUMBER	DATE 10/6/77	DATE FINANCE CHARGE BEGINS TO ACCRUE IF THIS IS A NEW TRANSACTION 10/6/77	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 6th	DATE FIRST PAYMENT DUE 11/6/77
AMOUNT OF FIRST PAYMENT \$ 162.00	AMOUNT OF OTHER PAYMENTS \$ 162.00	DATE FINAL PAYMENT DUE 10/6/87	TOTAL OF PAYMENTS \$ 19,440.00	AMOUNT FINANCED \$ 10,041.23	

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 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 piece, parcel or lot of land located near Greenville, S.C., known as Lot 3 on Plat of Section I of Rockvale, recorded in the RMC Office for Greenville County in Plat Book QQ at page 108, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Rockvale Drive at the corner of Lot 4, which iron pin is situate 588.8 feet south of the curved intersection of Rockvale Drive and Gayle Street, and running thence along the line of Lot 4, N 7-44 W. 161.7 feet to an iron pin; thence N 83-30 E. 75.1 feet to an iron pin at the rear corner of Lot 2; thence with said Lot, S 7-41 E, 160.7 feet to an iron pin on the northern side of Rockvale Drive; thence with said Drive, S 84-03 E, 75 feet to the point of beginning.

The owners of the above-described property prior to foreclosure were Michael T. Mahoney and Virginia K. Mahoney by deed dated October 1, 1966, and recorded in the RMC Office for Greenville County in Deed Book 807 at page 106 on October

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 W. Farnsworth (Witness)

John D. Carum (Witness)

Donald F. Holp (LS)

Holp Electric, Inc. (LS)
Donald F. Holp, President