

FILED
GREENVILLE CO. S. C.
REAL PROPERTY MORTGAGE

BOOK 1426 PAGE 919

ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Frances Nelson Foxworth 119 Florida Avenue Greenville, SC 29611		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 10 West Stone Ave. Greenville, SC 29602			
LOAN NUMBER 28158	DATE 03/23/78	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 03/29/78	NUMBER OF PAYMENTS 84	DATE DUE EACH MONTH 29	DATE FIRST PAYMENT DUE 04/29/78
AMOUNT OF FIRST PAYMENT \$ 68.00	AMOUNT OF OTHER PAYMENTS \$ 68.00	DATE FINAL PAYMENT DUE 03/29/85	TOTAL OF PAYMENTS \$ 5712.00	AMOUNT FINANCED \$ 3423.62	

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 situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, on the west side of Ninth Street, and being known and designated as Lot No. 22, of Block C, of Judson Mill Village No. 2, as shown on plat thereof recorded in the R.V.C. Office for Greenville County in Plat Book Y, at Pages 1 and 2, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Ninth Avenue at the corner of Lot no. 23, which point is 138.2 feet south of the southwest corner of the intersection of Ninth Avenue and Wilson Street, and running thence with Ninth Avenue, S. 9-14 E. 60 feet to an iron pin at the corner of Lot No. 21; thence along the line of that lot, S. 80-46 W. 225.2 feet to an iron pin; thence N. 9-16 W. 60 feet to an iron pin at rear corner of Lot No. 23; thence N. 80-46 E. 225.3 feet to the beginning corner; being the same property conveyed to me by Broadus Richardson by deed dated May 18, 1959 and recorded in the R.V.C. Office for Greenville County in Book "R", Page 375.

Derivation is as follows: Deed Book 686, Page 133—Leonard W. Craig—11/9/61, to Thomas D. Foxworth, Jr.

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

H. McClellan
(Witness)

Frances Nelson Foxworth (L.S.)

[Signature]
(Witness)

(L.S.)



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