

RECORDING FEE
PAID \$ 2.50

FILED REAL PROPERTY MORTGAGE BOOK 1330 PAGE 331 ORIGINAL
GREENVILLE CO. S. C.

NAMES AND ADDRESSES OF ALL MORTGAGORS Jerry LaCounts Joyce M. LaCounts 5 Blue Mountain Drive Greenville, S. C.		MORTGAGEE: CIT. FINANCIAL SERVICES Corporation ADDRESS: 10 W. Stone Avenue P.O. Box 2423 Greenville, S. C. 29602			
LOAN NUMBER	DATE 12-24-74	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 12-30-74	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 30	DATE FIRST PAYMENT DUE 1-30-75
AMOUNT OF FIRST PAYMENT \$181.00	AMOUNT OF OTHER PAYMENTS \$181.00	DATE FINAL PAYMENT DUE 12-1-82	TOTAL OF PAYMENTS \$ 17,376.00	AMOUNT FINANCED \$ 11,138.47	

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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina being known and designated as Lot No. 45 on plat of Blue Mountain Park Subdivision prepared by James M. Beeson, Engineer dated March 15, 1955 and recorded in the R.M.C. Office for Greenville, Soutny in Plat Book "EE", Page 121, said lot having a frontage of 100 feet on the south side of Blue Mountain Drive, a parallel depth of 160 feet, and a rear width of 100 feet.

The above is the same property conveyed to the grantor by deed dated May 12, 1960 and recorded in the R.M.C. Office for Greenville County in Deed Book 650, Page 240.

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

Laura A. Sullivan
(Witness)

Arthur W. C. Chapman
(Witness)

Jerry LaCounts same as *Jerry LaCounts*
Jerry LaCounts (LS.)

Joyce M. LaCounts
Joyce M. LaCounts (LS.)