

REAL PROPERTY MORTGAGE

FORM 1351 REV 405 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Leland Martin Mildred Martin Oneal Rd Route 7, Marrow Dr. Ext. Greer, South Carolina 29651		MORTGAGEE: C.I.T. FINANCIAL SERVICES Inc. ADDRESS 46 Liberty Lane P.O. Box 5758 Station "B" Greenville, South Carolina 29606			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
10652071	10-14-75	10-20-75	48	20	11-20-75
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 99.00	\$ 99.00	10-20-79	\$ 4752.00	\$ 3655.39	

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

hereon situated in South Carolina, County of Greenville

All that certain piece, parcel or lot of land situated, lying and being in the State and County aforesaid, Oneal Township, lying on the western side of Greer-Oneal Road (which is an extension of Memorial Drive), and being a part of tract No. as shown on Plat of Property of John M. Greer and Frances Jane Greer Estates, said plat made by H.S. Brockman, Surveyor, and recorded in the Office of the R.M.C. for Greenville County in Plat Book "M" at page 67, and is further identified as the being a part of the same land conveyed to us by two deeds recorded in the said RMC office in Deed Book 422 at page 244 and Deed Book 447 at page 35, and having the following courses and distances, to-wit:

Beginning on a nail and cap in the center of the said Greer-Oneal Road, joint corner of tract Nos. 3 and 4, as shown on said plat, and runs thence with the common line of these two two lots N. 79-35 W. 23.5 feet to an iron pin in a driveway, then continuing with the same course for a total distance of 150 feet to an iron pin on the said line; thence with the said driveway S. 41-25 W. 70 ft. to a nail and cap in the said driveway; thence S. 29-35 W. 41.7 ft. to an iron pin on the eastern margin of the said driveway; thence S. 79-25 E. 211 ft. to a nail and cap in th said Greer-Oneal Road (iron pin back on line on the western bank of the road); thence with the said road N.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

4-25 E. 100 feet to the beginning corner.

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, fees, 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

*Brenda B. Hathwood*  
(Witness)

*Leland Martin* (LS)  
Leland Martin

*Mildred Martin*  
(Witness)

*Mildred Martin* (LS)  
Mildred Martin