

REAL PROPERTY MORTGAGE BOOK 1354 PAGE 327 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Curtis Davis Jr. Elizabeth Davis 27 Flower Drive Greenville, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES Corp. ADDRESS: 46 Liberty Lane Greenville, S. C. 29605			
LOAN NUMBER	DATE 11-20-75	DATE FIRST PAYMENT DUE 12-26-75	NUMBER OF PAYMENTS 96	DATE DUE EACH MONTH 26th	DATE FIRST PAYMENT DUE 12-26-75
AMOUNT OF FIRST PAYMENT \$ 166.00	AMOUNT OF OTHER PAYMENTS \$ 166.00	DATE FINAL PAYMENT DUE 11-26-83	TOTAL OF PAYMENTS \$ 15,936.00	AMOUNT FINANCED \$ 10,215.39	

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

thereon situated in South Carolina, County of Greenville

ALL that certain piece, parcel or lot of land istuate, lying and being in the state of South Carolina, County of Greenville, near the City of Greenville, being known and designated as Lot No. 145 of a subdivision known as Pine Hill Village as shown on plat prepared by R. K. Campbell, R.L.S., November 30, 1960, and recorded in the R.M.C. Office for Greenville County in Plat Book 44 at Page 168, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Flower Drive, joint front corner of Lots 144 and 145 and running thence along the joint line of said lots, N. 79-11 W. 90 feet to an iron pin at the rear corner of Lots 160 and 161; thence along the rear line of Lot 160, S. 17-28 W. 100.5 feet to an iron pin at the joint rear corner of Lots 159 and 160; thence along the joint line of Lots 145 and 146, S. 79-11 E. 101.65 feet to an iron pin on the western side of Flower Drive; thence along the western side of Flower Drive, N. 10-49 E. feet to the beginning corner;

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. This conveyance is subject to restrictions and protective covenants recorded in the R.M.C. Office for Greenville County in Deed Vol. 665, at Page 465 and Deed Vol. 703 at Page 351, and is also subject to utilities and drainage easements which appear on Record.

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. Mortgagee also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor. If Mortgagee 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

Richard Maxwell
(Witness)
John R. Coffey Jr.
(Witness)

Curtis Davis Jr. (LS)
(Curtis Davis Jr.)
Elizabeth Davis (LS)
(Elizabeth Davis)

CIT 82-1024D (10-72) - SOUTH CAROLINA
FINANCIAL SERVICES

4328 RW-2J