

REAL PROPERTY MORTGAGE BOOK 1354 PAGE 329 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Jimmy Ray Ashley Elaine A. Ashley 6 Pecan Drive Greenville, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES Inc ADDRESS: 46 Liberty Lane Greenville, South Carolina 29606			
LOAN NUMBER	DATE 11-20-75	DATE FINANCE CHARGE BEGINS TO ACCRUE 11-20-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 1-5-76	DATE FIRST PAYMENT DUE 1-5-76
AMOUNT OF FIRST PAYMENT 75.00	AMOUNT OF OTHER PAYMENTS 75.00	DATE FINAL PAYMENT DUE 12-5-80	TOTAL OF PAYMENTS 4500.00	AMOUNT FINANCED 214.29	

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 in Greenville County, State of South Carolina, near the City of Greenville, being known and designated as Lot No. 45 according to a plat of Pecan Terrace dated March 27, 1953, recorded in Plat Book GG at Page 9 at the RMC Office for Greenville County.

Said Lot fronts 70 feet on the southwestern side of Pecan Drive with a depth of 163.4 feet on the south side of said Lot and 137.8 feet on the northern side of said Lot and is 66.3 feet across the rear.

THIS deed is executed by Edeltrand K Slaton under the authority of a special Power of Attorney of Lee Riley Slaton dated July 19, 1965, which is to be recorded herewith.

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

*Rubena Duwall*  
 (Witness)  
*Ray P. Crowe*  
 (Witness)

*Jimmy Ray Ashley* ..... (LS)  
 Jimmy Ray Ashley  
*Elaine A. Ashley* ..... (LS)  
 Elaine A Ashley