

REAL PROPERTY MORTGAGE

BOOK 1354 PAGE 352 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Ellen M. Buckner Property Located Gladys B. Taylor 108 Parsons St. 404 Craig Street Ft. Inn, S. C. Fountain Inn, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 46 Liberty Lane Greenville, S. C.			
LOAN NUMBER	DATE 11-21-75	DATE FINANCE CHARGE BEGINS TO ACCRUE 1-28-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE 1-12-76
AMOUNT OF FIRST PAYMENT \$ 150.00	AMOUNT OF OTHER PAYMENTS \$ 150.00	DATE FINAL PAYMENT DUE 12-12-80	TOTAL OF PAYMENTS \$ 9000.00	AMOUNT FINANCED \$ 6569.35	

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

This being the same lot of land conveyed to A. L. Buckner and Ellen M. Buckner by J. C. Drummond on the 18th day of February 1947, see Deed Book 307 at Page 150 in the Office of the R.M.C. for Greenville County, S. C. On February 27, 1959, the said A. L. Buckner deeded his whole and entire undivided interest in the above lot to the Grantor herein; reference Deed Book 618 at Page 318 in said R.M.C. Office.

The use and occupancy of the within described premises is reserved for Ellen M. Buckner for and during the term of her natural Life.

Block Book Reference (699) 344-3-17

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

*J. A. Oill*  
(Witness)  
*Brenda D. Leatherwood*  
(Witness)

*Ellen M. Buckner*  
( Ellen M. Buckner ) (LS)

*Gladys B. Taylor*  
( Gladys B. Taylor ) (LS)

*Thomas H. Taylor*  
( Thomas H. Taylor )