

PAID \$ 2.50

FILED

REAL PROPERTY MORTGAGE

BOOK 1354 PAGE 368 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Janie B. Rice Rt. 1 Lakeridge Drive Greenville, SC		GREENVILLE CO. S. C. DONNIE S. TANKERSLEY R.M.B.		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 10 W. Stone Avenue Greenville, SC	
LOAN NUMBER 28864	DATE 11-21-75	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 11-21-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 28	DATE FIRST PAYMENT DUE 12-28-75
AMOUNT OF FIRST PAYMENT \$ 62.00	AMOUNT OF OTHER PAYMENTS \$ 62.00	DATE FINAL PAYMENT DUE 11-28-80	TOTAL OF PAYMENTS \$ 3720.00	AMOUNT FINANCED \$ 2715.33	

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, Greenville, all an undivided interest in and to all that certain piece, parcel or lot of land in the County of South Carolina, County of Greenville, Greenville Township, containing 7.5 acres and having according to plat made by J. C. Hill March 7, 1955, the following metes and bounds, to-wit:

BEGINNING at an iron pin to the northern line of the 1/2 acre tract owned by the grantor and the grantee which said 1/2 acre tract runs from the northwestern corner of said tract and running thence with the line of property then conveyed by the grantor to the grantor N. 7-45 W. 265 feet to an iron pin; thence N. 45-15 W. 125 feet to an iron pin; thence with the branch of a line N. 7-30 W. 120 feet to an iron pin at all rock pins; thence S. 22-10 W. 157 feet to an iron pin; thence N. 62-15 W. 122 feet to an iron pin, the point of beginning.

Said tract of land bears a portion of the priority conveyed to the grantor and grantee by the heirs of Jack Hill.

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. Mortgagee 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

*Donnie S. Tankersley*  
(Witness)

*J. C. Hill*  
(Witness)

*Janie Rice* (LS)

(LS)

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