

NAMES AND ADDRESSES OF ALL MORTGAGORS Robert L. Cass Ruth T. Cass 104 Williamsburg Drive Greenville, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES ADDRESS: 46 Liberty Lane Greenville, S. C. 29606			
LOAN NUMBER	DATE 12-1-75	DATE FINANCE CHARGE BEGINS TO ACCRUE OR OTHER DATE OF TRANSACTION 12-5-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 10th	DATE FIRST PAYMENT DUE 1-10-76
AMOUNT OF FIRST PAYMENT \$47.00	AMOUNT OF OTHER PAYMENTS \$47.00	DATE FINAL PAYMENT DUE 12-10-80	TOTAL OF PAYMENTS \$2820.00	AMOUNT FINANCED \$2014.29	

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 piece, parcel or lot of land, with the buildings and improvements thereon situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 45 on Plat of Belle Meade, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EE, pages 116 and 117, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Williamsburg Drive, joint corner Lots 44 and 45, and running along the line of Lot 44 N. 78-27 W. 181 feet to an iron pin thence S. 3-42 E. 77.6 feet to an iron pin; thence with the line of Lot 46 S. 78-27 E. 160.5 feet to an iron pin on the west side of Williamsburg Drive; thence along the West side of Williamsburg Drive N. 11-33 W. 75 feet to the beginning corner.

As a part of the consideration hereof, the Grantees assume and agree to pay, according to its terms, that certain note and mortgage given to C. Douglas Wilson & Co. on which there is a balance due of \$12,675.90, said mortgage being recorded in Mortgages Volume 676, page 253.

This is the same property conveyed by deed recorded in Deeds Volume 607, page 171
 Grantees to pay 1962 taxes.

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

Kay P. Lane
 (Witness)
Jama B. Sullivan
 (Witness)

Robert L. Cass Sr. (LS)
 (Robert L. Cass)
Ruth T. Cass (LS)
 (Ruth T. Cass)