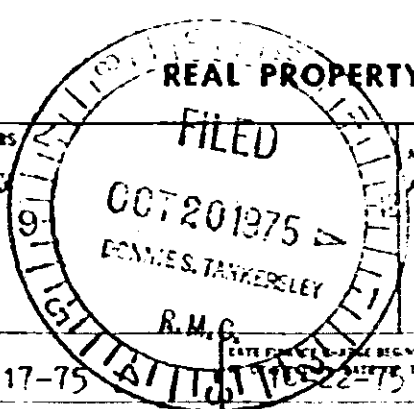


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BOOK 1351 PAGE 648 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Spurgeon, Alton Bobby Spurgeon, Roberta F. 216 Fleetwood Drive Greenville, SC		MORTGAGEE C.I.T. FINANCIAL SERVICES ADDRESS 10 W. Stone Avenue Greenville, SC			
LOAN NUMBER 26909	DATE 10-17-75	DATE FIRST PAYMENT BEGINS TO ACCRUE 10-22-75	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 22	DATE FIRST PAYMENT DUE 11-22-75
AMOUNT OF FIRST PAYMENT \$ 81.00	AMOUNT OF OTHER PAYMENTS \$ 81.00	DATE FINAL PAYMENT DUE 10-22-80	TOTAL OF PAYMENTS \$ 4860.00	AMOUNT FINANCED \$ 3471.43	

**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, lying on the southern side of Fleetwood Drive, near the City of Greenville, shown as Lot No. 56 on a Plat of Magnolia Acres, recorded in Plat Book 66 at page 133 and according to said plat described as follows:

BEGINNING at an iron pin on the southern side of Fleetwood Drive at the front corner of Lot No. 55, which pin is 147 feet west of the intersection of said Drive with Cool Brook Drive and running thence with the line of Lot No. 55 S. 1-43 E. 200.7 feet to an iron pin in the line of Lot No. 70; thence with the line of Lots No. 70 and 69, S. 68-50 W., 109.3 feet to an iron pin in the line of Lot No. 69; thence with the lines of Lots No.s 69, 67 and 66, N. 37-38 W. 59 feet to an iron pin at rear corner of Lot No. 57; thence with the line of said lot, N. 18-57 E., 213.4 feet to an iron pin in the southern side of Fleetwood Drive; thence with the curve of the southern side of said Drive, S. 84-50 E., 63 feet to the point of beginning.

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

*[Signature]*  
 (Witness)  
*[Signature]*  
 (Witness)

Alton Bobby Spurgeon (LS)  
 Roberta F. Spurgeon (LS)

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