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SOUTH CAROLINA

BOOK 1385 PAGE 113 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Joseph W. Allen Claty Allen 303 Hedge Street Simpsonville, South Carolina 29681		MORTGAGEE C.I.T. FINANCIAL SERVICES ADDRESS 16 Liberty Lane P.O. Box 5758 Station B Greenville, South Carolina 29606			
LOAN NUMBER 25273	DATE 1-15-76	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 1-21-76	NUMBER OF PAYMENTS 20	DATE DUE EACH MONTH 21st	DATE FIRST PAYMENT DUE 5-21-76
AMOUNT OF FIRST PAYMENT \$ 116.00	AMOUNT OF OTHER PAYMENTS \$ 116.00	DATE FINAL PAYMENT DUE 01-21-81	TOTAL OF PAYMENTS \$ 2060.00	AMOUNT FINANCED \$ 5000.00	

**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 lot of land lying in the Town of Simpsonville, County of Greenville, State of South Carolina, shown as the southernmost lot on a plat of property of J.R. Richardson, by C.O. Riddle, dated March 31, 1965, recorded in the R.M.C. Office for Greenville County in Plat Book LLL at page 49, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Hedge Street at a point 80 feet southeast of the intersection of Moore Street, and running thence along other property of the grantor, N. 74-06 E. 113 feet to an iron pin; thence S. 13-11 E. 93 feet to an iron pin; thence S. 73-11 W. 33.5 feet to an iron pin; thence S. 74-22 W. 75 feet to an iron pin on the Eastern side of Hedge Street; thence with the side of said street, N. 15-58 W. 93 feet to an iron pin at the point of beginning.

This is a portion of the property conveyed to the grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book \_\_\_\_\_, at page \_\_\_\_\_.

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  
*Ray R. Law*  
(Witness)  
*John R. Coffey*  
(Witness)

*Joseph W. Allen* (L.S.)  
(Joseph W. Allen)  
*Claty Allen* (L.S.)  
(Claty Allen)

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