

RECORDING FEE PAID \$ 5.00	NOV 1972	FILED REAL PROPERTY MORTGAGE BOOK 1255 PAGE 587 ORIGINAL
Mortgagor: FLOYD L. BALLEW OMIE H. BALLEW 209 West Marion Rd. Greenville, S.C.		Mortgagee: C.I.T. FINANCIAL SERVICES, INC. 46 Liberty Lane Greenville, S.C.
24133	10-26-72	10-31-72
AMOUNT OF FIRST PAYMENT \$ 102.00	AMOUNT OF OTHER PAYMENTS \$ 102.00	DATE FINAL PAYMENT DUE 11-15-77
		NUMBER OF PAYMENTS 60
		DATE DUE EACH MONTH 15
		DATE FIRST PAYMENT DUE 12-15-72
		TOTAL OF PAYMENTS \$ 6120.00
		AMOUNT FINANCED \$ 4386.19
FINANCE CHARGE \$ 1734.01		ANNUAL PERCENTAGE RATE 13.95%

THIS MORTGAGE SECURES FUTURE ADVANCES -- MAXIMUM OUTSTANDING \$20,000

NOW, KNOW ALL MEN, that Mortgagor, for more than one, to secure payment of a Promissory Note of even date from Mortgagee to C.I.T. Financial Services, Inc. (hereafter "Mortgagee") in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagee, the Maximum Outstanding of 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 in Greenville Township, Greenville County, State of South Carolina, School District 100, being known as Lot No. 100 of a subdivision known as Parker Heights and having the following metes and bounds: beginning at an iron pin on Marion Road at joint front corner of Lots Nos. 99 and 109 and running thence along Marion Road S 30-55 W. 50 feet to an iron pin, joint front corner of Lots Nos. 108 and 107; running thence S 59-50 E 150 feet to an iron pin; running thence N. 31-10 E 50 feet to an iron pin, joint rear corner of Lots Nos. 108 and 109; thence running N. 59-50 W. 150 feet to an iron pin on Marion Road, beginning corner. The above described land is a portion of the same conveyed to the Grantor by deed recorded in Deed Book 584, at page 231.

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 liens, taxes, assessments, obligations and any charges whatsoever against the above described real estate and all sums due under any prior encumbrances against said real estate. Mortgagor also agrees to maintain insurance on the above described real estate in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor and in default thereof Mortgagee may, but is not obligated to, effect said insurance in Mortgagee's own name.

If Mortgagee makes an expenditure for any lien, tax, assessment, premium, covenant, prior mortgage or any charge whatsoever in connection with the above described real estate, such expenditure 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. Whigham
(Witness)
Bethadette Foster
(Witness)

Floyd L. Baller
FLOYD L. BALLEW

(1)

Omie H. Baller
OMIE H. BALLEW

(1)

