

RECORDING FEE 13710 PAID \$ 21.50

11/22/72

HEAT PROTECTING MORTGAGE BOOK 1256 PAGE 299 ORIGINAL

NAME AND ADDRESS OF MORTGAGOR
 Billy Hagood Childress
 Bethel R. Childress
 205 Craig St.
 Fountain Inn, S. C.

MORTGAGEE C.I.T. FINANCIAL SERVICES, INC.
 46 Liberty Lane
 Greenville, S. C.

LOAN NUMBER DATE DATE FIRST PAYMENT DUE
 11/2/72 12/20/72

AMOUNT OF FIRST PAYMENT \$ 67.00
 AMOUNT OF OTHER PAYMENTS \$ 67.00
 DATE FINAL PAYMENT DUE 11/20/77
 FINANCE CHARGE \$ 1148.57

NUMBER OF PAYMENTS 60 DATE DUE EACH MONTH 20th
 TOTAL OF PAYMENTS \$ 4020.00
 AMOUNT FINANCED \$ 2871.43

ANNUAL PERCENTAGE RATE 14.13%

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

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to 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 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 lot of land in the State of South Carolina, County of Greenville, in the Town of Fountain Inn, located on the southern side of Craig Street and being described as follows in accordance with a plat made by E. E. Gary, Surveyor, dated May 16, 1947, to-wit:

BEGINNING at an iron pin on Craig Street, joint front corner of lot of Dolphus D. Owens, new Jones, and running thence with Craig Street, S. 31 1/2 W. 1.44 chains to an iron pin on the edge of C & W C Railroad Right-of-Way; thence with said Right-of-Way, S. 64 3/4 E. 3.03 chains to an iron pin on the Peden line; thence with the line of Peden, N. 31 1/2 E. .95 chains to an iron pin, joint rear corner of Owens' lot; thence with the line of said lot, N. 54 3/4 W. 3.03 chains to the point of beginning.

This is the identical property conveyed to the Grantor by deed of Edward V. Roberts Jr., recorded in Deed Book 831, at page 402.

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 lien, 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

John W. [Signature]
 [Witness]

[Signature]
 [Witness]

Billy Hagood Childress
 Billy Hagood Childress

Bethel R. Childress
 Bethel R. Childress (L.S.)