

RECORDING FEE PAID \$ 2.50		NOV 14 1972		REAL PROPERTY MORTGAGE BOOK 1257 PAGE 167		ORIGINAL
MORTGAGOR: SHERMAN M. Rochester Mary M. Rochester Rt. 3 Greenville, S. C.			MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. UOYD, 46 Liberty Lane P. O. Box 5758, Sta. B Greenville, S. C.			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE OR OTHER DATE OF TERMINATION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE	
	11/9/72	11/13/72	96	27th	12/27/72	
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED		
\$ 122.00	\$ 122.00	11/27/80	\$ 11,712.00	\$ 7507.70		
FINANCE CHARGE \$ 1201.30			ANNUAL PERCENTAGE RATE 11.99 %			

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 piece, parcel or lot of land on Hunts Bridge Road in School District Old 10-B, State of South Carolina, County of Greenville, known as and being a part of the property conveyed to the Grantor by deed of Charles J. Spillane, dated August 15, 1956, & recorded in Book 559, page 293, & being more particularly described according to a plat and survey made by Walter L. Davis, Reg. No. 1261, dated May 19, 1970, with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Hunts Bridge Road, adjoining other property of Grantor and running thence with the western side right-of-way of Hunts Bridge Road N. 10-30 W. 278 feet to an iron pin on the western side of Hunts Bridge Road, adjoining property of Warner and Raymond Hunt; thence S. 62-45 W. 180 feet to an iron pin; thence S. 78-04 E. 186.45 feet to iron pin, the beginning corner, containing 85/100 acres, more or less.

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

[Signature]
.....
(Witness)

[Signature]
.....
(Witness)

[Signature]
.....
Sherman M. Rochester (L.S.)

[Signature]
.....
Mary M. Rochester (L.S.)