

RECORDING FEE

16790

REAL PROPERTY MORTGAGE

BOOK 1260

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ORIGINAL

MORTGAGOR: George Edward Griffin Erline L. Griffin 8 Sulphur Springs Road Greenville, S.C.		MORTGAGEE: CIT FINANCIAL SERVICES, INC. Address: 46 Liberty Lane Greenville, S.C.	
LOAN NUMBER	DATE	DATE FIRST PAYMENT DUE	DATE FIRST PAYMENT DUE
	11-29-72	12-4-72	1-17-73
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS
\$ 60.00	\$ 60.00	12-17-77	\$ 3600.00
FINANCE CHARGE: 1028.57		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 CIT 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 certain piece, parcel or lot of land, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, on the north side of Sulphur Springs Road being known and designated as Lot #6 and the western half of lot #5 on plat of property of Annie N. Stansell, prepared by W. J. Riddle, surveyor, January, 22, 1947; recorded in plat book P, at page 99 of the R.M.C. Office for Greenville County, and having, according to said plat such lengths and bounds as shown thereon.

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

*W a*  
*J W Chapman*  
(Witness)

*George Edward Griffin*  
George Edward Griffin (I.S.)  
*Erline L. Griffin*  
Erline L. Griffin (I.S.)



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