

FILED 18902 REAL PROPERTY MORTGAGE 1262 PAGE 409

RECORDED ORIGINAL PAID \$ 75

NAMES AND ADDRESSES OF ALL MORTGAGORS J. W. Trammell Ruby Trammell Rt. 1 Taylors, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P. O. Box 5758, Sta. B Greenville, S. C.	
LOAN NUMBER	DATE 12/13/72	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF EXECUTION 12/18/72	NUMBER OF PAYMENTS 60
AMOUNT OF FIRST PAYMENT \$ 87.00	AMOUNT OF OTHER PAYMENTS \$ 87.00	DATE FINAL PAYMENT DUE 12/26/77	DATE DUE EACH MONTH 26th
FINANCE CHARGE \$ 1191.13		TOTAL OF PAYMENTS \$ 5220.00	DATE FIRST PAYMENT DUE 1/26/73
		AMOUNT FINANCED \$ 3728.57	ANNUAL PERCENTAGE RATE 11.13 %

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 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, near the Mountain View High School on a County Road sometimes known as the Mountain View Road, shown as Lots Nos. 17, 18, 19, 20 and 21 on a plat entitled "Property of W. F. McKinney", recorded in Plat Book "T", at page 168, and having, according to said plat, such metes 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

John R. Goff
(Witness)
James W. [Signature]
(Witness)

J. W. Trammell (L.S.)
J. W. Trammell
Ruby Trammell (L.S.)
Ruby Trammell

CI FINANCIAL SERVICES
82-1024C (10-71) - SOUTH CAROLINA

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 14 PAGE 505

SATISFIED AND CANCELLED OF RECORD
12th DAY OF Jan, 1973
Dannie S. Sandberry
R. M. G. FOR GREENVILLE COUNTY, S. C.
AT 2:54 P.M. NO. 25558