

19068

JAN 4 1973

BOOK 1262 PAGE 525

REAL PROPERTY MORTGAGE

ORIGINAL RECORDING FEE PAID \$ 1.50

NAMES AND ADDRESSES OF ALL MORTGAGORS Johnny I. Brown Judy C. Brown Rt. 3, Box 717-A Travelers Rest, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. CORP. ADDRESS: 16 Liberty Lane P. O. Box 5758, Sta. B Greenville, S. C.	
LOAN NUMBER	DATE 1/3/73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 1/9/73	NUMBER OF PAYMENTS 84
AMOUNT OF FIRST PAYMENT \$ 187.00	AMOUNT OF OTHER PAYMENTS \$ 187.00	DATE FINAL PAYMENT DUE 1/9/80	DATE DUE EACH MONTH 9th
FINANCE CHARGE \$ 5165.71		ANNUAL PERCENTAGE RATE 12.16 %	
		TOTAL OF PAYMENTS \$ 15,708	DATE FIRST PAYMENT DUE 2/9/73
		AMOUNT FINANCED \$ 10,542.29	

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, Corp. (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, situate, lying and being in the County of Greenville, State of South Carolina, in the Southern side of Lindsay Lake Road and the Western side of Duncan Road, being a portion of the Property of J. T. Childs and Mahaly Childs and said property being shown on a recent plat of Carolina Engineering and Surveying Company, said plat being recorded in Plat Book "G30", page 504, in the R.M.C. Office for Greenville County; reference being made to said plat for a more detailed description.

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

James W. Chapman
(Witness)

Johnny I. Brown
Johnny I. Brown (L.S.)

Judy C. Brown
Judy C. Brown (L.S.)