

20540 X
REAL PROPERTY MORTGAGE

BOOK 1264 PAGE 317 ORIGINAL

NAMES AND ADDRESSES OF MORTGAGORS Frank H. Williams Irene F. Williams Rt. 2 Goldsmith Road Simpsonville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	1/18/-73	1/23/73	60	7	3/7/73
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$61.00	\$61.00	2/7/78	\$3660.00	\$2614.29	
FINANCE CHARGE'S 1045.71			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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, Fairview Township, & shown as Lot #3 on a plat by Lewis C. Godsey dated Nov. 1, 1954, and having, according to said plat the following metes and bounds, to-wit: Beginning at an iron pin on line of Lot No. 4, as shown on said plat, said pin measuring a distance of 20 feet N 38°10' W from the center of a County Blacktop Road; running thence with the joint line of said Lot No. 4 185.9 feet to an iron pin, back joint corner with said Lot No. 4 on line of land of Lilla H. Jones and Essie Mae H. Jones; thence with line of Lilla H. Jones & Essie Mae H. Jones, N 47-15 E 145.7 feet to an iron pin, corner of James Harrison, line; thence with line of said James Harrison, E 12-15 E 24.6 feet to an iron pin; thence S 16-30 E 190 feet to an iron pin in the edge of a County Blacktop Road; thence on the same courses 20 feet to the center of said road; thence with the center of said road, S 51-19 W 57 feet to a point in center of said Road; thence N. 38-10 W 20 feet to an iron pin in the edge of said road, the point of beginning, and containing, .48 acres, more or less, and being shown and designated on Sheet 560.2 Block I, of the County Block Book System, as Lot No. 34.

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 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 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

[Handwritten signatures of witnesses]
(Witness)
(Witness)

Frank H. Williams (L.S.)
Frank H. Williams
Irene F. Williams (L.S.)
Irene F. Williams