

REGULATORY 22 WITH 21892 REAL PROPERTY MORTGAGE BOOK 1266 PAGE 25 ORIGINAL

NAME AND ADDRESS OF ALL MORTGAGEES Angelina S. Neely 106 Beechwood Ave. Greenville, S. C.		RECORDING FEE PAID \$ 2.50	MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. CORP. ADDRESS: 46 Liberty Lane P. O. Box 5758, Sta. B Greenville, S. C.		
DATE 2/2/73	DATE FINANCE CHARGE BEGINS TO ACCRUE 2/7/73	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 7th	DATE FIRST PAYMENT DUE 3/7/73	
AMOUNT OF FIRST PAYMENT \$ 124.00	AMOUNT OF OTHER PAYMENTS \$ 124.00	DATE FINAL PAYMENT DUE 2/7/83	TOTAL OF PAYMENTS \$ 14,880.00	AMOUNT FINANCED \$ 8752.95	
FINANCE CHARGE \$ 6127.05			ANNUAL PERCENTAGE RATE 11.69 %		

**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 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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, known as the western half of Lot No. 78 on plat of Eastover, recorded in the R.M.C. Office for Greenville County in Plat Book 458, page 42, said lot having the following metes and bounds:  
BEGINNING at an iron pin on the south side of Beechwood Avenue, corner of Lot No. 79 and running thence with said Beechwood Avenue S. 71-55 E. 55 feet to a stake; thence S. 18-32 W. 118 feet more or less to an iron pin; thence S. 64-30 W. 100 feet more or less to an iron pin; thence N. 18-32 E. 178.5 feet to the beginning corner.

THIS deed is made subject to any restrictions and easements that appear of record, on the recorded plat, or on the premises.  
GRANTEE does hereby agree to assume that mortgage to Universal CIT Credit Company dated June 26, 1972, in the original amount of \$12,096.00, recorded in Mortgage Book 1240 at page 397, and having a present balance of \$11,412.40.

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]* (L.S.)  
Willis A. Neely  
*[Signature]* (L.S.)  
Angeline S. Neely