



25 ORIGINAL

MORTGAGOR James K. Rogers Kathleen P. Rogers 73 South Estate Drive Greenville, South Carolina		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P. O. Box 5758 Sta. B. Greenville, S. C. 29606			
LOAN NUMBER	DATE Feb 28, 1973	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 3-5-73	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 19th	DATE FIRST PAYMENT DUE 4-19-73
AMOUNT OF FIRST PAYMENT 100.00	AMOUNT OF OTHER PAYMENTS 100.00	DATE FINAL PAYMENT DUE 3-19-78	TOTAL OF PAYMENTS \$ 6000.00	AMOUNT FINANCED \$ 4296.30	
FINANCE CHARGE \$ 1703.70		ANNUAL PERCENTAGE RATE 14.01 %			

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 certain piece, parcel or lot situated, lying and being in Greenville County, State of South Carolina, lying and being on North side of North Estate Drive in Gant Township and being shown as Lot #73 on Plat of Crestwood, Inc. made by J. C. Hill, surveyor, February 28, 1949, said plat being recorded in the RMC office for Greenville County in plat Book S, page 189.

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 hereof 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 [Signature] (Witness)  
Linda [Signature] (Witness)

James K. Rogers (LS)  
Kathleen P. Rogers (LS)