

REGULATION NO. 22
COMPLIED WITH

RECORDING FEE 2.50

REAL PROPERTY MORTGAGE

BOOK 1270

PAGE 531

ORIGINAL

MAR 23 1973
DOTWIES, TARKENSKY

NAME AND ADDRESSES OF ALL MORTGAGORS 105 Piedmont Park Road Greenville, S.C. 29609		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 16 Liberty Lane P.O. Box 5758, Sta. B. Greenville, S.C.			
LOAN NUMBER	DATE 3-21-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 3-21-73	NUMBER OF PAYMENTS 64	DATE DUE EACH MONTH 11	DATE FIRST PAYMENT DUE 4-11-73
AMOUNT OF FIRST PAYMENT \$ 19.00	AMOUNT OF OTHER PAYMENTS \$ 19.00	DATE FINAL PAYMENT DUE 11-11-73	TOTAL OF PAYMENTS \$ 2310.00	AMOUNT FINANCED \$ 2100.00	
FINANCE CHARGE \$ 210.00		ANNUAL PERCENTAGE RATE 12%			

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$20,000

NOW, KNOW ALL MEN, that Mortgagee (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 as set 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, S.C.

All that lot of land with the building and improvements thereon, situate, on the west side of Piedmont Park Road (formerly known as Rutherford Road), near the city of Greenville in Greenville County, South Carolina, and being shown as lot 1302 on a plat of "Lotment States" recorded in the P.L.C. Office for Greenville County, South Carolina, in plat book at page 123.

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 debts 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]
(Mortgagor)
[Signature]
(Witness)

Clair W. Moore (LS)

Clair W. Moore (LS)

