

RECORDING FEE PAID \$2.50 MAY 3 1973 REAL PROPERTY MORTGAGE BOOK 1274 PAGE 477 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Margaret Barksdale 5 Joe Louis Street Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: P.O. Box 5758, Sta. B. 46 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	1-25-73	5-2-73	60	15th	6-15-73
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 63.00	\$ 63.00	5-15-78	\$ 3780.00	\$ 2700.00	
FINANCE CHARGE \$ 1080.00		ANNUAL PERCENTAGE RATE 16.13%			

**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 lot of land situate in Greenville Township, Greenville County, State of South Carolina located on the southwestern side of Joe Lewis Avenue being known and designated as the northeastern one-half of lot 16 according to a plat of Arnold Place prepared by Dalton & Neves in December, 1944, recorded in Plat Book 0 at page 111 in the R.M.C. Office for Greenville County and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the southwestern side of Joe Lewis Avenue at the corner of lot 16 and an 18.5 foot alley, thence along the eastern side of said alley S. 29 W. 81.15 feet to an iron pin; thence S. 61 E. 46.9 feet through the center of lot 16 to an iron pin on the western boundary of lot 15; thence along the line of lot 15 N. 24-10 E. 81.44 feet to an iron pin at the joint front corner of lot 15 and lot 16 on the southwestern side of Joe Lewis Avenue thence along said Avenue N. 61 W. 40 feet to an iron pin at the corner of lot 16 and an 18.5 foot alley, the point of beginning. This is the same property conveyed to the grantors by deed recorded in Deed Book 402 at page 506 in the R.M.C. Office for Greenville County. This property is conveyed subject to recorded easements, restrictions and rights of way if any affecting said property.

It is understood that the fair market value of this property is \$9,000.00 but that the grantee is paying TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

to the grantors only \$1,000.00 in cash with the balance of \$5,000.00 being a gift from the grantors to the grantee. 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

If Mortgagee makes an expenditure for any lien, tax, assessment, premium, covenant, prior mortgage or any charge whatsoever in described real estate, such expenditure shall bear interest at the highest lawful rate if not prohibited by law, shall be a lien hereunder 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 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.

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

*Paul F. Ricci*  
(Witness)

*Margaret Barksdale*  
Margaret Barksdale (I.S.)

