

JUN 4 1973
DONNIES, TANKER

REAL PROPERTY MORTGAGE BOOK 1279 PAGE 513 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS J.R. Dill Lavonia Dill 249 Reeves Street, Greenville, S.C. 29605		MORTGAGEE C.I.T. FINANCIAL SERVICES, INC. ADDRESS 46 Liberty Lane P.O. Box 5758, Sta. 3.01 Greenville, S.C.			
LOAN NUMBER	DATE 5-30-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSACTION 5-31-73	NUMBER OF PAYMENTS 36	DATE DUE EACH MONTH 19th	DATE FIRST PAYMENT DUE 7-19-73
AMOUNT OF FIRST PAYMENT \$ 71.00	AMOUNT OF OTHER PAYMENTS \$ 71.00	DATE FINAL PAYMENT DUE 6-19-76	TOTAL OF PAYMENTS \$ 2661.00	AMOUNT FINANCED \$ 2114.29	
FINANCE CHARGE \$ 549.71		ANNUAL PERCENTAGE RATE 15.68%			

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 of land situate, lying and being in the State of South Carolina, County of Greenville, and Greenville Township, near the Corporate limits of the City of Greenville, in Tax District No. 235, and being known and designated as Lot No. 112, of a Subdivision of the Village of Mills Mill as shown on a plat thereof made by Piedmont Engineering Service of Greenville, S. C. in June of 1954, and recorded in the R.M.C. Office for Greenville County in Plat Book 63, at pages 60 and 61, and having such notes and bounds, courses and distances as shown thereon, reference thereunto being had. The house on this lot is No. 249 Reeves Street.

The above described property is the same conveyed to me by Mills Mill by deed dated July 27, 1954 and recorded in the R.M.C. Office for Greenville County in Plat Book 505, at Page 290.

It is understood and agreed that as a part of the Consideration for this conveyance, the Grantee herein assumes and agrees to pay a certain note and mortgage in the original sum of \$3,240.00 executed by Phillip L. Smith to First Federal Savings and Loan Association of Greenville, S.C., and recorded in the R.M.C. Office for Greenville County in Mortgage Book 604, at page 124, on which there is a balance due of \$3,064.61.
 they DO 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 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 R. Dill
 (Witness)
James W. Chapman
 (Witness)

J. R. Dill *J. R. Dill* (LS)
 Lavonia Dill *Lavonia Dill* (LS)

