

JUN 19 1973

REAL PROPERTY MORTGAGE

RECORDING FEE PAID \$ 25 ORIGINAL

NAMES AND ADDRESSES OF MORTGAGORS Helen Sears Martin 203 State Park Road Greenville, S.C. 29609		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 116 Liberty Lane P.O. Box 5748, Greenville, S.C.		BOOK 1282 PAGE 43	
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN ORIGINAL TRANSACTION	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	6-17-73	6-17-73	60	1st	7-31-73
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 64.00	\$ 64.00	7-31-73	\$ 3810.00	\$ 2742.86	
FINANCE CHARGE \$ 10.00			ANNUAL PERCENTAGE RATE 14.13 %		

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 piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 2 on Plat of North Sunset Hills, said plat being recorded in the FMC Office for Greenville County, S.C., in Plat Book L, page 92, and having, according to said plat, the following metes and bounds, to-wit:  
 BEGINNING at a stake on the northwestern side of Paris Mountain Road 35 feet northeast from Elizabeth Drive of the corner of Lot No. 1; and running thence with the line of said lot N. 38-38 W. 157.8 feet to a stake on the southeastern side of a five foot strip reserved for utilities; thence with the southeastern side of said strip N. 50-52 E. 60 feet to a stake, corner of Lot No. 3; thence with the line of said lot S. 38-38 E. 158.3 feet to a stake on Paris Mountain Road; thence with the northwestern side of Paris Mountain Road S. 51-22 W. 60 feet to the beginning corner.

This is the same property conveyed by deed recorded in Deeds Volume 334, page 334.

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 any prior encumbrances against said real estate. Mortgagor also agrees to maintain insurance on the above described real estate in such form as to be satisfactory to Mortgagee in Mortgagee's favor and in default thereof Mortgagee may, but is not obligated to, effect said insurance.

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

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which 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 de

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

*James L. [Signature]*  
 (Witness)

*Helen Sears Martin* (L.S.)  
 Helen Sears Martin

*[Signature]*  
 (Witness)

