

FILED
JUN 26 1973
DONALD S. MORTGAGE OFFICE

BOOK 1282 PAGE 651
REAL PROPERTY MORTGAGE

RECORDING FEE
PAID \$ 250

ORIGINAL

NAMES AND ADDRESSES OF MORTGAGOR(S) Robert E. Wilbanks, Jr. Pam S. Wilbanks 25 Crystal St, Greenville, S.C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758, Sta. B. Greenville, S.C.			
LOAN NUMBER	DATE 6-25-73	DATE FINANCE CHARGE BEGINS TO ACCRUE OR OTHER THAN DATE OF TRANSACTION 6-29-73	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 13th	DATE FIRST PAYMENT DUE 8-13-73
AMOUNT OF FIRST PAYMENT \$ 47.00	AMOUNT OF OTHER PAYMENTS \$ 47.00	DATE FINAL PAYMENT DUE 7-13-78	TOTAL OF PAYMENTS \$ 2820.00	AMOUNT FINANCED \$ 2011.29	
FINANCE CHARGE \$ 805.71			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

Greenville
together with all present and future improvements thereon situated in South Carolina, County of.....
All those pieces, parcels or lots of land in Greenville Township, Greenville County, State of South Carolina, known and designated as Lots Nos. 57. and 58 and the Western half of Lot No. 59 of Augusta Terrace, according to plat made by Dalton and Neves March, 1930 and recorded in the R.M.C. office for Greenville County in Plat Book "G" at page 265, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the Southern side of Crystal Avenue, 215 feet East from the Southeastern intersection of the Old Augusta Road and Crystal Avenue, and running thence with Crystal Avenue N. 60-42 E. 62 1/2 feet to a point in line of Lot 59, which point is 12 1/2 feet East of the dividing line of Lots Nos. 58 and 59: thence in a line parallel with dividing line of Lots Nos. 58 and 59, S. 29-18 E. 200 feet to a point in rear line of Lot No. 59: thence S, 60-42 W. 62 1/2 feet to a point joint corner of Lots Nos. 56, 57, 22 and 21: thence along the dividing line of Lots Nos. 56 and 57 N. 29-18 W. 200 Feet to the point of BEGINNING.

W.W. Clark

This is the same property conveyed to the Grantor/ by Deed of Carolina B. Moseley, dated February 7, 1945 and recorded in Book of Deeds 272, page 98. They Grantor, Frances R. Clark was conveyed her

interest in the property by Deed from W.W. Clark, See Deed Book, This Deed is subject to any existing right of ways or easements affecting the said premises conveyed.

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. Mortgagee 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 Mortgagee, without notice or demand.

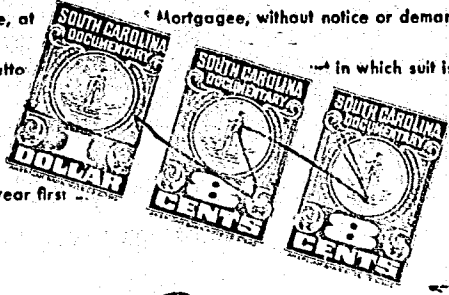
Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held 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

Signed, Sealed, and Delivered
in the presence of

James T. Meigs
James T. Meigs (Witness)
James T. Meigs
James T. Meigs (Witness)



+ *Robert E. Wilbanks, Jr.* (L.S.)
Robert E. Wilbanks, Jr.
Pam S. Wilbanks (L.S.)
Pam S. Wilbanks