

RECORDING FEE \$2.50  
 JUL 23 1973  
 REAL PROPERTY MORTGAGE BOOK 1285 PAGE 371 ORIGINAL

NAMES AND ADDRESSES OF ALL MORTGAGORS Roy K. Rogers Elizabeth M. Rogers 109 Columbia Avenue Greenville, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES, INC. ADDRESS: 46 Liberty Lane P.O. Box 5758 Sta. B. Greenville, S.C. 29606			
LOAN NUMBER	DATE 7-19-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF MORE THAN DATE OF TRANSACTOR 7-22-73	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 25th	DATE FIRST PAYMENT DUE 8-25-73
AMOUNT OF FIRST PAYMENT \$ 56.00	AMOUNT OF OTHER PAYMENTS \$ 56.00	DATE FINAL PAYMENT DUE 7-25-78	TOTAL OF PAYMENTS \$ 3360.00	AMOUNT FINANCED \$2400.00	
FINANCE CHARGE \$ 960.00			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, S. C.  
 All that piece, parcel or lot or land situate, lying and being in Greenville County, State of South Carolina, and being shown as Lot 6 on a plat of the property of E. B. Willis, recorded in the R. M. C. Office for Greenville County in Plat Book JJ at Page 65, and having according to said plat the following rates and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Columbia Avenue, at the joint front corner of Lots 6 & 7 and running thence with the corner line of said lots N. 10-47 E. 126.6 Feet to an iron pin; thence with the corner line of Lots 5 & 6 N. 89-12 W. 104.5 feet to an iron pin on the eastern side of Hill Street; thence with Hill Street S. 13-37 E. 47.5 feet to an iron pin; thence continuing with said street S. 9-11 W. 40.2 feet to an iron pin; thence around a curve at the intersection of Hill Street and Columbia Avenue, (the chord of which is S. 33-08 E.) 34.7 feet to an iron pin on the northern side of Columbia Avenue; thence with said avenue S. 79-13 E. 58 feet to the point of beginning and being the identical property conveyed to the Grantor by deed recorded in Deed Book 586, Page 349.

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 taxes, assessments, obligations and any charges whatsoever against the above described real estate under any prior encumbrances against said real estate. Mortgagor also agrees to maintain insurance on the above described real estate in such amount and by such company as shall be satisfactory to Mortgagee in Mortgagee's favor and in default thereof Mortgagee may, but is not obligated to, cause to be insured.

If Mortgagee makes an expenditure for any tax, assessment, premium, covenant, prior mortgage or other obligations against the above described real estate, such expenditure shall bear interest at the highest lawful rate if not prohibited by law, 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.

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, (We) have set (my-our) hand and seal the day and year first above written.

Signed, Sealed, and Delivered  
 in the presence of  
 [Signature]  
 (Witness)  
 [Signature]  
 (Witness)

[Signature] R.S.  
 (Roy K. Rogers)  
 [Signature] R.S.  
 (Elizabeth M. Rogers)

CIT FINANCIAL SERVICES 82-1024C (10-71) - SOUTH CAROLINA

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