

JUL 30 1973

NAME AND ADDRESSES OF ALL MORTGAGORS James R. Phillips Katherine Phillips Rt. 4 Travelers Rest, S. C.		MORTGAGEE: C.I.T. FINANCIAL SERVICES Corporation ADDRESS: 46 Liberty Lane P. O. Box 5758, Sta. B Greenville, S. C.			
LOAN NUMBER	DATE 26 7/25/73	DATE FIRST PAYMENT DUE 7/28/73	NUMBER OF PAYMENTS 120	DATE DUE EACH MONTH 30th	DATE FIRST PAYMENT DUE 8/30/73
AMOUNT OF FIRST PAYMENT \$ 111.00	AMOUNT OF OTHER PAYMENTS \$ 111.00	DATE FINAL PAYMENT DUE 7/28/83	TOTAL OF PAYMENTS \$ 13,320.00	AMOUNT FINANCED \$ 7835.30	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to the above named 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

Greenville

Thereon situated in South Carolina, County of Greenville

All that certain piece, parcel or lot of land situate, lying and being in Bates Township, Greenville County, State of South Carolina, located on Keeler Mill Rd., and being a part of the Sally Rochester property, known hereafter as Lot #3, and having the following metes and bounds, to-wit: BEGINNING on an I.P. joint corner with Mack Farr and Lot #1, and running Thence with Farr's line S. 89 E. 200 ft. to I.P.; thence N. 16 W. 481 ft. to an I.P. on Frank Goldsmith's line; thence S. 77 W. 464 ft. to the center of Keeler Mill Rd.; thence with said Road S. 8 E. 262 ft. to I.P. on corner of Lot #2; thence with line of Lot #2, N. 62-45 E. 374 ft. to I.P.; thence with Lot #2 & Lot #1, S. 6 E. 270 ft. to the beginning corner, containing 3.78 acres. The above described property being the same conveyed to Ellis O. Rochester by Sally O. Rochester by Deed recorded in RMC Office for Greenville County, Deed Book 470, Page 397. Also same property conveyed to grantor by Deed of Ellis O. Rochester, recorded RMC Office, Deed Book 563, Page 383, on Oct. 19, 1956.

Also, all that certain piece, parcel or lot of land situate, lying and being in Bates Township Greenville County, State of South Carolina, located about ten miles north west of Greenville, S.C., and about 500 ft. east of the Keeler Mill Road, and being a part of the Sally Rochester property known hereafter as a part of Lot #3, and is an addition to said lot, having the following metes and bounds, to-wit: BEGINNING on an iron pin on the south east corner of Lot #3 and the Walt Green line and thence with the Walt Green line S 89 E 267 ft. to an I.P. thence with property of Sally Rochester N 16 W 551 feet to an I.P. in the edge of Frank Goldsmith's driveway and on Frank Goldsmith's line; thence with said line S 77 W 256 ft. to an iron pin on said line and North West corner of Lot #3; thence with line of Lot #3 S 16 E 481 ft. to the beginning corner. Containing 3.31 acres.

The above described property being a part of the same land conveyed to Sally Rochester by Jennie C. Burns and S. L. Burns, Jan. 15, 1951 and recorded in the RMC Office of Greenville County S.C. in Deed Book 427, Page 136. Also the same property conveyed to grantor by Deed of Sally Rochester, dated Aug. 4, 1959, recorded in RMC Office for Greenville County, State of South Carolina, in Deed Book 631, page 282.



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, fees, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate. Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgagee may, but is not obligated to, seek or effect insurance in Mortgagee's own name, and such payments and expenditures for insurance shall bear interest at the highest lawful rate if not prohibited or less 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 on 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 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

*[Signature]*  
James R. Phillips R.S.I.

*[Signature]*  
Katherine Phillips R.S.I.

RECORD

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