

RECORD

RECORDING FEE PAID \$ 2.50

FILED

REAL PROPERTY MORTGAGE BOOK 1286 PAGE 439 ORIGINAL

MORTGAGEE: CIT. FINANCIAL SERVICES, INC.		ADDRESS: 45 Liberty Lane P.O. Box 5758, Sta. B. Greenville, S.C.			
BORROWER: R. Jones, Frances W. Jones 32 Douglas Drive Greenville, S.C.					
LOAN NUMBER	DATE 7-30-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER DATE OF TRANSACTION 7-3-73	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 15th	DATE FIRST PAYMENT DUE 9-18-73
AMOUNT OF FIRST PAYMENT \$ 47.00	AMOUNT OF OTHER PAYMENTS \$ 47.00	DATE FINAL PAYMENT DUE 9-18-78	TOTAL OF PAYMENTS \$2820.00	AMOUNT FINANCED \$ 2011.29	
FINANCE CHARGE \$ 805.71		ANNUAL PERCENTAGE RATE 11.13 %			

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 CIT. Financial Services, Inc. (hereafter "Mortgagee") in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagee, the Maximum Outstanding of 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 in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 34 on Plat of Country Club Estates, plat of which is recorded in the REC Office for Greenville County, S.C. in Plat Book 9 at pages 190 and 191, and having, according to said plat, the following rates and bounds, to-wit: BEGINNING at an iron pin on the Southern side of Douglas Drive, joint corner of Lots 33 and 34 which point is 350 feet from Club Drive; and running thence along the joint line of Lots 33 and 34 S. 23-22 W. 150 feet to an iron pin; thence S. 66-38 W. 50 feet to an iron pin in the joint rear corner of Lots 34 and 35; thence along the joint line of said Lots 34 and 35 S. 23-22 E. 150 feet to an iron pin on the Southern side of Douglas Drive joint corner Lots 34 and 35; thence along the Southern Side of Douglas Drive N. 66-38 E. 50 feet to the beginning corner.

This is the same property conveyed by deed recorded in Deeds Volume 174, page 100. Grantees to pay 1965 taxes.

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, and agrees to maintain insurance on the above described real estate in the amount of the full value of the real estate, and in default thereof Mortgagee may, but is not obligated to, effect said insurance.

If Mortgagee makes an expenditure for any tax, fee, assessment, premium, cost, or any charge whatsoever against 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 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 such foreclosure 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, Borrower have set (my) seal and signed the day and year first above written.

Signed, Sealed, and Delivered in the presence of

[Signature of Paul H. Chase]  
Paul H. Chase  
(Witness)

Ronald R. Jones  
Ronald R. Jones  
Frances W. Jones  
Frances W. Jones



4328 (N-2)