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AUG 1 1973

REAL PROPERTY MORTGAGE

BOOK 1286 PAGE 583

ORIGINAL

NAMES AND ADDRESSES OF BORROWERS Jack Valentine and Judi R. Valentine 17 Tazwell Drive Greenville, S.C. 29609		MORTGAGEE C.I.T. FINANCIAL SERVICES, INC. ADDRESS 16 Liberty Lane P.O. Box 5758, Sta. B. Greenville, S.C.			
LOAN NUMBER	DATE 7-30-73	DATE FINANCE CHARGE BEGINS TO ACCRUE IF GREATER THAN DATE OF TRANSACTION 7-3-73	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 15th	DATE FIRST PAYMENT DUE 9-15-73
AMOUNT OF FIRST PAYMENT \$ 111.00	AMOUNT OF OTHER PAYMENTS \$ 111.00	DATE FINAL PAYMENT DUE 9-15-78	TOTAL OF PAYMENTS \$ 6660.00	AMOUNT FINANCED \$ 6861.31	
FINANCE CHARGE \$ 1798.49		ANNUAL PERCENTAGE RATE 12.25 %			

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 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 situate, lying and being in Greenville County, South Carolina, and being shown as Lot No. 41, Section Two, on a plat of Richmond Hills, prepared by Caroline Engineering and Surveying Company, April 20, 1965, and recorded in the R.M.C. Office for Greenville County in Plat Book J-14 at Page 81.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat (s) or on the premises.

Further, part of the consideration for the conveyance is that certain Mortgage in favor of S. Douglas Wilson and Company in the original amount of \$15,500.00 recorded in the R.M.C. Office for Greenville County, South Carolina in Real Estate Mortgage Book 1090 at page 255, on which there is an outstanding balance of \$15,191.87.



TO HAVE AND TO HOLD all and singular the real estate described:
 If Mortgagor shall fully pay according to its terms the indebtedness

Mortgagor agrees to pay all fees, 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. Mortgagor 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 fee, 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 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 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 by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, (We) have set (my-out) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered
 in the presence of
 [Signature]
 F. G. State
 (Witness)

[Signature] B.S.
 Jack Valentine
 [Signature] B.S.
 Judi R. Valentine

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